

43 Violet Close Olds, AB T4H 0C4

Residential
Active [A2065575](#)



DOM: 1 **LP:** \$369,900.00
OP: \$369,900.00

PD:

Class: Semi Detached (Half Duplex) **City:** Olds
County: Mountain View County **Subdivision:** NONE
Type: Duplex **Ttl Beds:** 1
Levels: One **F/H Bth:** 1/1
Year Built: 2022 New Home **RMS SQFT:** 1,002.00
LINC#: [0035862267](#) **LP/SF:** \$369.16
Arch Style: Bi-Level, Side by Side **Suite:** No
Possession: 15 Days / Neg
Lot Dim: **Lot Size:** 3367 SqFt
Front Length: 9.36M 30`8" **Lot Depth:** 33.53 M 110'
Legal Pln: 1312693 **Blk:** 6 **Lot:** 20 **Condo:** No

Zoning: R-2 **Tax Amt/Yr:** \$2,402.70/2023
Title to Lnd: Fee Simple **Loc Imp Amt:**
Disclosures: No Disclosure **Front Exp:** S
Restrict: Restrictive Covenant-Building Design/Size

Recent Change: **07/16/2023 : NEW**

Public Remarks: 1002 sq. ft. duplex ready for immediate possession.. This duplex is located in the Vistas sub-division in a quiet culdesac. On the main floor you will find a nice bright kitchen/living room/dining room with a door to the back deck. a 2 piece bathroom, the primary bedroom with a 4 piece ensuite. The laundry room is in the unfinished basement which is ready for your own finishing ideas. The double attached garage will be completely finished and painted and the yard is fully fenced. Check it out today!

Directions:

Rooms & Measurements

	2P	3P	4P	5P	6P		Total AG:	93.09	Mtr2	1,002.00	SqFt
Baths:	1	0	0	0	0	Bed Abv: 1					
EnSt Bth:	0	0	1	0	0	Rms Abv: 3					
Garage Dims (L x W):	23`0" x 19`0"										

Property Information

Basement: Full, Unfinished **Lndry Feat:** In Basement
Heating: Forced Air **Cooling:** None
Construction: Brick, Vinyl Siding **Fireplaces:** 0
Foundation: Poured Concrete **Flooring:** Carpet, Vinyl Plank
Exterior Feat: None **Fencing:** Fenced
Roof Type: Asphalt **Balcony:** Deck
Reports: RMS Supplements
Warranty: Certified New Home Warranty Program
Parking: Double Garage Attached **Total:** 2
Features: See Remarks
Comm Feature: Park, Playground, Pool, Schools Nearby, Shopping Nearby
Lot Features: Cul-De-Sac, Rectangular Lot, See Remarks
Goods Include: N/A
Appliances: Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator
Other Equip: Garage Door Opener
Goods Exclude: N/A

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
2pc Bathroom	Main		Kitchen	Main	10`6" x 11`4" 3.20M x 3.45M
Living/Dining Combo	Main	26`1" x 10`0" 7.95M x 3.05M	Primary Bed	Main	12`10" x 12`9" 3.91M x 3.89M
4pc Ensuite bath	Main				

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