

75 Overdown Drive
Red Deer, Alberta

MLS # A2153432



\$229,900

Division:	Oriole Park		
Type:	Residential/Duplex		
Style:	3 Level Split, Side by Side		
Size:	853 sq.ft.	Age:	1974 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Environmental Reserve, Front Yard, Landscaped, Rec		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Closet Organizers, Laminate Counters, Separate Entrance, Storage		

Inclusions: FRIDGE, STOVE, WINDOW COVERINGS, WASHER, DRYER

FULLY DEVELOPED 3-LEVEL SPLIT FACING A TREED GREEN BELT ~ 3 BEDROOMS, 1 BATH ~ LARGE OFF STREET PARKING PAD W/ROOM FOR AN RV ~ Large trees and mature landscaping welcomes you ~ Front patio with a privacy wall leads to the front entry ~ The living room is a generous size, has an oversized west facing window with views of the trees and front yard ~ Side door access just off the living room leads to the back yard and has a large walk in coat closet ~ The kitchen offers a functional layout with plenty of white cabinets, ample counter space, full tile backsplash, wall pantry and opens to the dining space ~ The upper level has two generous size bedrooms conveniently located across from the 4 piece bathroom ~ The lower level features large above grade windows and offers another large bedroom, laundry, and space for storage ~ The backyard is landscaped with a stone patio, has mature trees, 2 garden sheds and is fully fenced with access to the rear parking pad and the back alley ~ Located close to multiple schools, [parks, playgrounds, shopping and easy access to downtown or highway 2 ~ Original owner.