

**49 Overdown Drive
Red Deer, Alberta**

MLS # A2291509



\$275,000

Division:	Oriole Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	954 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Front Drive, Off Street,		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		

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

FULLY DEVELOPED 4 BEDROOM, 2 BATHROOM SEMI-DETACHED BUNGALOW ~ EXTRA LONG FRONT DRIVEWAY & REAR PARKING PAD ~ FACING A TREED GREEN BELT ~ Open concept main floor layout complemented by laminate floors ~ The living room features a large west facing picture window that overlooks the front yard and treed green belt ~ The kitchen offers a functional layout and plenty of white shaker cabinets, ample counter space, stainless steel appliances and large south facing windows that fill the space with natural light ~ Side entry has access to the covered patio and offers a separate entry to the basement ~ 3 bedrooms on the main level are all a generous size with ample closet space ~ 4 piece main bathroom with a large linen closet in the hall beside ~ The fully finished basement offers a large family room with a brick faced fireplace, 4 piece bathroom, 4th bedroom, storage room with built-in cabinets, and laundry ~ The backyard is landscaped with mature trees and shrubs, has 4 free trees (apple, crab apple, choke cherry and plum), has a garden shed and is partially fenced ~ Rear parking pad with space for at least two vehicles plus an extra long poured concrete front driveway ~ Located steps to walking trails, parks, playgrounds, schools, Bower Ponds, Great Chief Park, and more with easy access to downtown and the highway.