



**GRASSROOTS**  
REALTY GROUP

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**265 Overdown Drive  
Red Deer, Alberta**

**MLS # A2267739**



**\$269,900**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Oriole Park                     |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bungalow |               |                   |
| <b>Size:</b>     | 924 sq.ft.                      | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 5                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parking Pad         |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Yard                       |               |                   |

|                    |                      |                   |     |
|--------------------|----------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate, Linoleum   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                 | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Wood Frame | <b>Zoning:</b>    | R-D |
| <b>Foundation:</b> | Poured Concrete      | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Smoking Home      |                   |     |

**Inclusions:** NONE

??? New Listing Alert! ??? ?? 265 Overtown Dr., Red Deer, Alberta Looking for an affordable family home or an investment opportunity? This beautiful duplex offers 1,022.71 sq. ft. of comfortable living space with 5 bedrooms and 2 bathrooms &mdash; perfect for growing families or anyone needing extra room! ?? You&rsquo;ll love the great location, close to: ? GH Dawe Rec Centre ? Schools ? Shopping ? Parks and playgrounds All this for an incredible price of \$269,900! ?? Don&rsquo;t miss this opportunity to own a well-located home in a family-friendly neighbourhood.