



GRASSROOTS
REALTY GROUP

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**29 Overdown Drive
Red Deer, Alberta**

MLS # A2272238



\$279,000

Division:	Oriole Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	833 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Fridge, Stove, BI-Dishwasher, Microwave, Central Vac with Attachments, All Window Coverings, Washer, Dryer

Updated and Move-In Ready Half Duplex Across From Green Space! Perfect for first-time buyer's or investor's, this well maintained half duplex offers fantastic value and convenience. The main floor features 3 bedrooms, 4-piece bathroom and a spacious bright living room. Enjoy a fresh, modern feel with NEW paint, flooring, kitchen appliances, faucet and stylishly updated bathroom! The partially finished basement provides excellent potential for an additional bedroom and bathroom—ideal for future growth or added rental income. Major updates in the last few years include a newer furnace and vinyl windows on the main floor. Outside, the fully fenced and landscaped backyard offers privacy and room to relax, along with two parking pads for added convenience. Located close to parks, schools, transit, and shopping, this home delivers comfort, updates, and location all in one package.