



**49 Overdown Drive  
Red Deer, Alberta**

**MLS # A2291509**



**\$275,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-D
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.