

# \$190,000 - 259 Overdown Drive, Red Deer

MLS® #CA0185377

## \$190,000

4 Bedroom, 2.00 Bathroom, 800 sqft  
Residential SF on 0 Acres

N/A, Red Deer, AB

A real estate hunch, they are coming from far and wide for this one. Millions, if not Billions. Book it, look. New shingles, plywood, new eave troughs and ice shield installed in March 26th, 2016 Upgraded kitchen cabinets with adjustable shelving, upgraded kitchen faucet, tiled splash guard, extra prep counter space, dining room includes monster remote control ceiling fan, huge pantry with shelving every where and automatic light. Does it get better?, yes, upgraded interior doors and hardware. More updated light fixtures, and lino. Laminate through out living room, hall way and Main floor bedrooms, held up well if not great. New opening living room window facing north, where it counts, Main bath is fresh, clean updated. CENTRAL AIR. Basement layed out perfect with two bright bedrooms, 2 piece bath comboed with laundry room, stackable washer and dryer stays. Welcoming Family room with great finishing work, suspended ceiling, great surround ledge for nick knacks or decorative displays. Furnace room clean, neat, added shelving for more storage, painted cement, storage under step, just close the door and your keep sake junk disappears. All window screens are present and accounted for. Out side your back yard is fenced and faces South, deck is 12' x 24' with gargantuan south deck structure to hang your bamboo or other sun blocker fabric, storage shed is 5'6 x 8', framed flower bed 4' x 8', apple tree out front and your off street front parking starts off with a 12' wide x 40' long strip tapering down to a 9' wide x 15'



long strip. If you always wanted a back alley, it's there too for garbage pick up. Easy to view and remember, they will be coming from far and wide for this one.

Built in 1978

### **Essential Information**

MLS® #	CA0185377
Price	\$190,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	800
Acres	0.09
Year Built	1978
Type	Residential SF
Sub-Type	Half Duplex
Style	Bi-Level
Status	Conditional

### **Community Information**

Address	259 Overdown Drive
Area	RR Oriole Park
Subdivision	N/A
City	Red Deer
County	Red Deer County
Province	AB
Postal Code	T4R 1P6

### **Amenities**

Utilities	Cable, Electricity, Garbage Collection, Municipal Water, Natural Gas, Power - Metered, Service - Full, Street Lighting, Telephone
Parking Spaces	2
Parking	Front Parking, Off Street Parking, Parking Pad

### **Interior**

Interior Features	Air Conditioning - Central, Laundry Facilities, Natural Light, No Pet
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Home, No Smoking Home, Storage, Suspended Ceiling, Window Coverings - Blinds

Appliances Dishwasher - Built-In, Hood Fan, Refrigerator - 1, Stove

Heating Furnace - Forced Air - 1

## Exterior

Exterior Features Deck

Lot Description Fence - Complete, Flat Site, Fruit Trees/Shrub(s), Landscaped, Nearby - Playground, Nearby - Public Transportation, Nearby - Schools, Nearby - Shopping, Outside Storage, Storage Building

Roof Asphalt

Construction Stucco, Wood

Foundation Concrete, Fully Finished

## Additional Information

Zoning RiA

HOA Fees 0.00

## Listing Details

Listing Office Maxwell Real Estate Solutions Ltd.

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