

# \$299,000 - 3 Overdown Drive, Red Deer

MLS® #A2205821

## \$299,000

4 Bedroom, 2.00 Bathroom, 913 sqft

Residential on 0.10 Acres

Oriole Park, Red Deer, Alberta

Great opportunity to for first time buyers or investors. This home is ready to go with the new flooring and paint throughout. The kitchen on the main level has a brand new fridge and stove along with kitchen taps. The large living room gives you plenty of room to lounge looking through your bay window across the road to the green space where you can get a glimpse of the wildlife. In both bathrooms brand new toilets just installed. To finish off the main level are 3 bedrooms. There is a side access to the big fully fenced back yard with a shed. The basement has a family room , separate games room and bedroom. There is already a sink and partial kitchen set up great for using as wet bar. Bonus is Hot Water tank replaced 2 years ago, furnace replaced 10 years and all windows were done 10 years ago minus the front bay, but is not original.

Built in 1971

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2205821  |
| Price          | \$299,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 913       |
| Acres          | 0.10      |
| Year Built     | 1971      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | Side by Side, Bungalow |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3 Overdown Drive |
| Subdivision | Oriole Park      |
| City        | Red Deer         |
| County      | Red Deer         |
| Province    | Alberta          |
| Postal Code | T4N 5C9          |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer             |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Private Yard       |
| Lot Description   | Back Yard          |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Brick/Mortar       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 39               |
| Zoning         | R2               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Sutton Landmark Realty |
|----------------|------------------------|

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