



**18 Osmond Close  
Red Deer, Alberta**

**MLS # A2315901**



**\$685,000**

<b>Division:</b>	Oriole Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,511 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Double Garage Attached, Double Garage		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		
<b>Inclusions:</b>	BBQ, Hot Tub		

Welcome to 18 Osmond Close - a truly rare property offering an "URBAN ACREAGE" lifestyle in one of Red Deer's most unique and nature-filled locations. Situated on a 12,275 sqft PIE SHAPED LOT, this fully developed BUNGALOW is surrounded by mature trees, expansive GREEN SPACE, and direct access to some of the city's most beautiful TRAIL SYSTEMS. The home offers a functional and family-friendly layout with 4 BEDROOMS plus a DEN, 3 BATHROOMS, MAIN FLOOR LAUNDRY (with an additional hook up downstairs), IN FLOOR HEAT throughout the lower level as well as the KITCHEN and DINING AREA. Lots of cupboards, counter space, a corner pantry along with an open concept to the dining and living area with a gas fireplace. Big windows overlook the private yard. The spacious lower FAMILY ROOM and GAMES ROOM create the perfect space for movie nights, entertaining, kids' play space, or a home gym set up. Outside is where the property truly shines. A 100 ft driveway provides ample parking and leads to both a 15x25 ATTACHED GARAGE (with access to both main and lower levels in the home) and a 25x27 HEATED DETACHED GARAGE with 10 foot ceiling, plus 220v. The backyard backs onto a private treed berm creating a peaceful and secluded setting, while the front of the property overlooks a massive GREEN SPACE and a SMALL FOREST filled with Saskatoon and raspberry bushes. The entire close is surrounded by PARKS, TRAILS and RECREATION. Enjoy the nearby SOCCER FIELDS, BASEBALL DIAMONDS, PLAYGROUNDS, TABOGGAN HILL, with PATHWAYS on either side of the close leading directly to the MASKEPETOON TRAIL SYSTEM, BOWER PONDS, the RED DEER GOLF AND COUNTRY CLUB, SCHOOLS, SHOPPING and everyday amenities are all within walking distance or a short drive away.

Properties offering this much land, privacy, garage space and connection to nature within city limits are exceptionally rare. This is Alberta lifestyle living at its finest.