



**119 Overdown Drive
Red Deer, Alberta**

MLS # A2323530



\$240,000

Division:	Oriole Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	818 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: none

Welcome to 119 Overdown Drive in Red Deer a fantastic opportunity for first-time home buyers, investors, or anyone looking for affordable home ownership! This half duplex offers a functional layout with some great space to entertain. The main floor features two comfortable bedrooms, a full bathroom, and a spacious living room that flows seamlessly into the kitchen and dining area, creating a welcoming space for everyday living and entertaining. Downstairs, you'll find a large family room that's perfect for movie nights, kids' play space, or hosting friends and family. The basement also includes a third bedroom and an additional full bathroom, providing extra flexibility for guests, teenagers, or a home office. Step outside to enjoy the fully fenced backyard, offering privacy, room for children or pets to play, and off-street parking with space for multiple vehicles. Conveniently located close to schools, shopping, parks, and playgrounds, this home combines comfort, convenience, and exceptional value. Whether you're purchasing your very first home or adding to your real estate portfolio, 119 Overdown Drive is an opportunity you won't want to miss.