

# \$1,450,000 - 18 Overand Place, Red Deer

MLS® #A2207968

**\$1,450,000**

6 Bedroom, 6.00 Bathroom, 4,359 sqft

Residential on 0.22 Acres

Oriole Park West, Red Deer, Alberta

CUSTOM BUILT 6 BED, 6 BATH 2-STOREY WITH A WALKOUT BASEMENT ~ PIE LOT IN A KEY HOLE CLOSE ~ NO NEIGHBOURS BEHIND WITH UNOBSTRUCTED VIEWS OF THE RIVER VALLEY & MASKEPETOON PARK~ OVERSIZED HEATED GARAGE ~ A striking blend of stucco and stone elevates the home's curb appeal, making a lasting first impression ~ Covered entry leads into a soaring two storey foyer ~ The living room boasts soaring vaulted ceilings that open to the upper level, floor to ceiling windows that flood the space with natural light and a stunning gas fireplace wrapped in floor to ceiling stone, complemented by built in cabinetry, and French doors leading to the west facing deck with a BBQ gas line and stunning views ~ The kitchen showcases an abundance of warmed stained cabinetry, expansive stone countertops, including two islands (each with an undermount sink), upgraded appliances, and a massive walk in pantry and garden door access to the screened in porch ~ The kitchen blends seamlessly into a cozy breakfast nook with a built in banquette ~ Easily host large gatherings in the formal dining with stone pillars and large windows offering more great views and natural light ~ Just off the foyer is a home office with built in cabinetry and a large picture window overlooking the front yard ~ Mudroom has built in benches and lockers with access to a 2 piece bathroom ~ Open staircase overlooks the main floor and leads to



an upper level family room with built in cabinets and a desk ~ The private primary suite can easily accommodate a king size bed, plus multiple pieces of furniture, has a window seat with great views of the river valley and backyard, a huge walk in closet with built in organizers and a spa like ensuite featuring heated floors, dual sinks, a soaker tub, walk in tile shower, water closet ~ 3 additional bedrooms located on the upper level are all a generous size, two share a jack and jill bathroom, while the other is conveniently located next to a 4 piece bathroom ~ Upper level laundry in it's own room ~ The fully developed walk out basement has high ceilings, large above grade windows, operational in floor heat and a separate entry ~ The large family room has a spacious seating area with a theatre screen, surround sound and opens to the wet bar/kitchenette and has French doors leading to the lower covered patio and backyard ~ Home gym located next to a 2 piece bathroom ~ 2 additional bedrooms share a 4 piece bathroom ~ The oversized garage is insulated, finished with painted drywall, and has a man door to the side/backyard ~ The backyard is beautifully landscaped with well established trees, shrubs, and perennials, is fully fenced and backing on to walking trails that connect to Red Deer's extensive trail system ~ Close to multiple schools, parks, rec centre's and shopping ~ Pride of ownership is evident in this well cared for home! Golf membership could be included.

Built in 2008

### **Essential Information**

MLS® #	A2207968
Price	\$1,450,000
Bedrooms	6

Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	4,359
Acres	0.22
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	18 Overand Place
Subdivision	Oriole Park West
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 0E7

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	See Remarks
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, No Neighbours Behind, Private, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	25
Zoning	R1

### **Listing Details**

Listing Office	Lime Green Realty Inc.
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