

# \$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 | 32              |
| Zoning         | R1              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Lime Green Realty Inc. |
|----------------|------------------------|

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