

\$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	18
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.