



GRASSROOTS
REALTY GROUP

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**117 Doran Crescent
Red Deer, Alberta**

MLS # A2328374



\$514,900

Division:	Deer Park Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,238 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, M		

Heating:	High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, Vaulted Ceiling(s)		
Inclusions:	None		

Visit REALTOR® website for additional information. Welcome to this beautifully kept bi-level in the desirable community of Deer Park Village in Red Deer. With an attached garage, central air conditioning, a bright sunroom, and a thoughtfully cared-for interior and yard, this home offers a comfortable layout in a great location. The main living area makes a strong first impression with vaulted ceilings, warm hardwood flooring, and striking arched windows that fill the space with natural light. The open railing, wood trim, and staircase details add character and warmth, while the layout flows easily into the adjoining kitchen and dining areas. The kitchen is practical and inviting, featuring rich wood cabinetry, stainless steel appliances, a tile backsplash, generous counter space, and a raised breakfast bar for casual seating. The adjoining dining area offers room for a full table, while the sunroom, which functions as an enclosed deck, creates a bright and sheltered space just off the kitchen to enjoy morning coffee, quiet reading, or views over the backyard. A gas line for the barbecue adds convenience for outdoor cooking and summer meals. The main floor also offers two bedrooms and two full bathrooms, including a primary bedroom with its own three-piece ensuite. The finished lower level adds excellent living space with a comfortable rec room, large windows, and a fireplace, making it well-suited for movie nights, games, or relaxing with family. This level also includes two additional bedrooms, plus an office, a full bathroom, and laundry, giving the home added flexibility for guests, older children, or extended family. Outside, the landscaped backyard is beautifully maintained with lush lawn, mature trees, established shrubs, fencing, and raised retaining-wall detail. Overlooked by the sunroom, the yard feels private and polished, with plenty of space to relax, garden, entertain, or

simply enjoy a quiet afternoon outdoors.