



GRASSROOTS
REALTY GROUP

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206 Davison Drive
Red Deer, Alberta

MLS # A2332540



\$520,000

Division:	Deer Park Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,689 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Other, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Don't let the charming curb appeal fool you—step inside and discover an expansive layout! Perfectly designed for comfortable everyday living and effortless entertaining, this 4-bedroom bungalow offers incredible space, thoughtful updates, and flexible options around every corner. Open the door to a welcoming living room, or relax in the cozy sitting area right off the kitchen - complete with a comforting wood burning fireplace—the ideal spot for morning coffee or evening wind-downs. The Primary Suite is a secluded retreat featuring a private ensuite bath and a generous walk-in closet. The additional main-floor bedrooms are just down the hall; the third one even has its own walk in closet! Although laundry is currently downstairs, there is the opportunity to have it moved back up to the main level, making the home an easy space to age gracefully in. The lower level offers huge potential from the massive family area that also includes a small kitchenette, potentially great for multi generational families or big family gatherings. As well as a secret kids hide-a-way that the little ones will fall in love with - tucked neatly under the stairs, a cozy reading nook or secret play haven! There is storage upon storage in the home too.. closets, rooms- there is space for everything at all stages. Including the versatile flex room, it's ready to become your private home gym, tranquil yoga sanctuary, or a creative hobby room. The possibilities really could be endless. Outside has you covered too, literally... Step out back to a covered deck, perfect for summer barbecues and rain-or-shine outdoor relaxing. A specially reinforced gravel pad also offers possibilities—build a custom playhouse for the kids, set up an outdoor workshop space, or use it for secure, convenient RV parking! Whether you need room to grow, space to work from, or the

ultimate setup for hosting, this home delivers far more than meets the eye.