



GRASSROOTS
REALTY GROUP

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109 Doran Crescent
Red Deer, Alberta

MLS # A2342377



\$509,900

Division:	Deer Park Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,363 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

This inviting 4-level split in sought-after Deer Park Village sits close to schools, shopping, parks, playgrounds, and everyday amenities, in a quiet pocket where the neighbors on both sides are lovely and mature trees frame a private, vinyl-fenced backyard with a concrete patio made for warm evenings. From the double attached garage, a practical boot room leads into a home whose angles and four-level layout create easy sightlines for keeping an eye on the kids, while vaulted ceilings open up the main-floor living room and kitchen. Beautiful flooring runs throughout and is the detail everyone comments on; the living room window catches the sunsets, and the house stays comfortably cool in summer with cross-ventilation and a ceiling fan. The kitchen is the working heart of the main floor — spacious, with a centre island, walk-in pantry, stainless appliances including a new dishwasher (December 2025), and a range hood vented to the exterior. Upstairs, three bedrooms include a generous primary with a walk-in closet and a full ensuite featuring a large shower, plus a 4-piece family bath. A few steps down, the third level gathers everyone in a cozy great room/TV room with a gas fireplace, another bedroom, a full bath, and laundry, while the fourth level is fully finished as a games room and workout space with abundant storage stretching beneath the third level. Thoughtful updates make this an easy house to live in: professional paint through the main living area, kitchen, TV room, primary bedroom and bath (July 2025), the fourth bedroom and hallway (August 2025), and the third bathroom (July 2026); a new hot water tank (2025); ducts and vents professionally cleaned (Fall 2025); a new garage door opener motor (2024); and the vinyl fence (2022). Telus fibre is already in place. No-smoking and no-pets, with storage throughout — a low-maintenance,

family-ready home that feels looked after from the moment you walk in.