



GRASSROOTS
REALTY GROUP

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128 Dowler Street
Red Deer, Alberta

MLS # A2342492



\$464,900

Division:	Deer Park Estates		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,167 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Private		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Tile Counters		

Inclusions: Fridge, Stove/Hood Fan, Microwave, Dishwasher, Washer/Dryer, Window Coverings, Light Fixtures, Garage Shelving/Work Bench, Garden Boxes, Patio Storage Container, Garage Door Openers, Front Patio Awning w/ Remote, Air Conditioning Unit

Welcome to 128 Dowler Street in desirable Deer Park — a home that has been lovingly cared for by the same family for 30 years! Pride of ownership is evident throughout this well-maintained 4-bedroom, 2.5-bathroom three-level split, with numerous updates, a functional layout and an exceptionally well-cared-for yard. The main floor offers a welcoming entry, spacious living room with large windows, and a well-appointed kitchen with ample cabinetry, updated appliances and a generous dining area overlooking the landscaped backyard. The lower level provides a comfortable family room with a fireplace, a fourth bedroom along with a convenient 2-piece bathroom and laundry area. Upstairs, you'll find three bedrooms, including a spacious primary suite with an updated ensuite featuring in-floor heat, tile and a walk-in shower. The main bathroom has also been updated. Outside, the care put into this property is just as evident. The fully fenced yard features mature landscaping, composite deck, poured concrete patio and plenty of room to enjoy the outdoors. The front porch includes a retractable awning, creating a comfortable space to sit and enjoy the neighbourhood. A heated attached double garage offers everyday convenience, while the detached single garage with alley access provides additional parking, storage and/or workspace. Numerous updates throughout the home include flooring, paint, lighting, doors and hardware, appliances, shingles, furnace, hot water tank, central air conditioning, bathrooms and more. After 30 years of ownership, the attention to maintenance and care is evident throughout, offering an opportunity to move into a home that has been exceptionally well looked after and is completely move-in ready! Located in the established Deer Park neighbourhood, close to parks, schools and everyday amenities, this is

a home that offers space, updates and the benefit of long-term pride of ownership. Come see for yourself what makes 128 Dowler Street such a special place to call home!