



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

127 Dolan Close
Red Deer, Alberta

MLS # A2346597

\$419,000

Division:	Deer Park Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,162 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Alley Access, Concrete Driveway, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Jetted Tub, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s)		
Inclusions:	Shed		

Set on a large pie-shaped lot in Deer Park, this 4-bedroom, 3-bathroom bi-level offers room for the whole family inside and out. The spacious main floor features vaulted ceilings and a 3-sided gas fireplace shared between the living room and dining room. The kitchen has stainless steel appliances, a double oven, pantry, eating bar, and direct access to the large back deck. The primary bedroom includes double closets, a 4-piece ensuite, and its own patio doors to the deck. A second bedroom and a 4-piece bathroom with a jetted tub complete this level. The lower level offers a family room with a wood-burning stove, two good sized bedrooms, a 4-piece bathroom with built-in shelving, a laundry area, and a separate large room with a window, currently used as a home gym. Outside, the partially covered deck with duradek and aluminum railing overlooks the fully fenced backyard and has enclosed storage underneath, with a stone patio below. The yard also offers a large shed, a designated trampoline area, and a dog run. Parking includes a double concrete front pad plus a double parking area off the back alley. Recent updates include shingles (2022), a hot water tank (2023), a new microwave hood fan (2026), and fresh paint in several rooms.