



**GRASSROOTS**  
REALTY GROUP

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**51 DOAN Avenue**  
**Red Deer, Alberta**

**MLS # A2350126**



**\$614,911**

|                  |                                                       |               |                   |
|------------------|-------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Deer Park Village                                     |               |                   |
| <b>Type:</b>     | Residential/House                                     |               |                   |
| <b>Style:</b>    | Bungalow                                              |               |                   |
| <b>Size:</b>     | 1,657 sq.ft.                                          | <b>Age:</b>   | 1994 (32 yrs old) |
| <b>Beds:</b>     | 5                                                     | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Double Garage Detached        |               |                   |
| <b>Lot Size:</b> | 0.21 Acre                                             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Private |               |                   |

|                    |                                                               |
|--------------------|---------------------------------------------------------------|
| <b>Heating:</b>    | Boiler, Forced Air                                            |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Linoleum                                |
| <b>Roof:</b>       | Asphalt Shingle                                               |
| <b>Basement:</b>   | Full                                                          |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                      |
| <b>Foundation:</b> | Poured Concrete                                               |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan |

|                   |     |
|-------------------|-----|
| <b>Water:</b>     | -   |
| <b>Sewer:</b>     | -   |
| <b>Condo Fee:</b> | -   |
| <b>LLD:</b>       | -   |
| <b>Zoning:</b>    | R-L |
| <b>Utilities:</b> | -   |

**Inclusions:** FRIDGE , STOVE , DISHWASHER , WASHER , DRYER , MICROWAVE , CENTRAL VAC ,

WHAT A LOCATION! Tucked away, 51 DOAN is in a quiet cul-de-sac in Red Deer. This welcoming 5-bedroom, 3-bathroom bungalow offers the space, comfort, and location that families are looking for. With plenty of room for everyone to spread out, this is a home where everyday life can feel a little easier and weekends can be all about enjoying time together. The bungalow layout provides comfortable living spaces with plenty of flexibility for growing families, guests, a home office, or a kids' play area. With five bedrooms and three bathrooms, there's room for everyone to have their own space while still bringing the family together. The location also has a separate garage for the guys or gals who love to tinker or set up a home gym. The garage also has a bathroom so never have to go into the house to use the facilities. There is also a separate area for RV parking as well with alley access. Located in a fantastic family-friendly area, you'll be close to schools, parks, shopping, and everyday amenities. Kids can enjoy nearby green spaces and playgrounds, while parents will appreciate the convenience of having so much within easy reach. Whether you're starting your family, growing your family, or simply looking for more space, this home offers a wonderful opportunity to put down roots in Red Deer.