



GRASSROOTS
REALTY GROUP

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**180 Doran Crescent
Red Deer, Alberta**

MLS # A2350844



\$404,900

Division:	Deer Park Village		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,290 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Central Vacuum, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-D
Utilities:	-

Inclusions: N/A

Your Christmas tree has a new address this year. Tucked onto a quiet crescent in Deer Park Village, 180 Doran Crescent is the kind of home that feels cared for the moment you arrive. This bungalow duplex offers three bedrooms, three full bathrooms, a double attached garage, and space to settle in and make it your own. Step inside to a spacious, open-concept living and dining area, with a kitchen and breakfast nook ready for slow mornings and everyday catch-ups. The main floor also has a generous primary bedroom with a walk-in closet and three-piece ensuite, a second bedroom and another full bathroom. A dedicated main floor laundry area connects to the attached garage, making it easy to come and go. Downstairs, the finished basement boasts a huge rec room with a cozy fireplace. Picture movie nights, room for the kids to spread out, or everyone gathered together for Christmas. A third bedroom, full bathroom, and abundant storage space make this level as practical as it is inviting. When the weather warms up, take the gathering outside. The private backyard has a covered deck, interlocking brick patio, apple tree, shed, underground sprinklers, newer vinyl fence, and alley access. This home has been so well kept, with new shingles in 2025, new windows in 2022, newer air conditioning, and fresh paint within the last few years. The double attached garage has a new door opener and is roughed in for heat. Schools, parks, trails, public transit, and shopping are all close by.