



GRASSROOTS
REALTY GROUP

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**142 Doran Crescent
Red Deer, Alberta**

MLS # A2352648

\$384,000

Division:	Deer Park Village		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,124 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscap		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, B/I Microwave, Washer, Dryer, Window Coverings, Central AC, Garage Door Opener & 1 Remote

Welcome to this well-maintained bungalow half duplex in the desirable community of Deer Park Village! Offering a functional layout, comfortable living spaces, and an attached double garage with front driveway, this home is an excellent fit for a variety of lifestyles. As you enter, the living room welcomes you with a vaulted ceiling and an attractive arched front window that fills the space with natural light. The adjoining dining area offers a wonderful spot for family meals, entertaining, or enjoying uninterrupted puzzling time! The kitchen features oak cabinetry, an east-facing window above the sink, and a beautiful south-facing bay window that adds extra floor space for a kitchen table. A door from the kitchen provides convenient access to the fenced yard and south-facing deck, perfect for enjoying the sunshine. The primary bedroom features a walk-in closet and 3-piece ensuite. A second main-floor bedroom, currently used as an office, has French doors and offers flexibility to suit your needs. A 4-piece main bathroom and convenient main-floor laundry with direct access to the attached garage complete this level. The partially finished basement provides even more living space, featuring a very large bedroom, a spacious family room, and a generous utility room with plenty of additional storage. There is also potential for a future bathroom, if desired. Central air conditioning adds comfort throughout the warmer months. Numerous updates offer added peace of mind, including recent replacement of the Poly-B plumbing, a new garage door and hot water tank in 2024, new eavestroughs, soffit and fascia in 2025, and new shingles in 2019. In 2026, the garage door opener, equipment and controls were replaced. Located in the desirable community of Deer Park Village, you'll appreciate the nearby pathways and convenient access to everyday amenities. A wonderful

opportunity to enjoy comfortable bungalow living with the added benefit of a double garage, a fenced yard, and flexible additional living space!