



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**15 Dobson Close  
Red Deer, Alberta**

**MLS # A2222817**



**\$499,900**

<b>Division:</b>	Deer Park Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,262 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bar, Granite Counters, Open Floorplan, Pantry, See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, Central Vacuum & All Attachments (as is), Window Coverings, Garage Door Opener(s)

Looking for a home that fits your family's lifestyle now and has room to grow with you? This 5 Bedroom, 3 Bathroom Bi-Level in the sought-after Deer Park neighbourhood is exactly where comfort meets convenience — with all the space you need to spread out, entertain, and enjoy every season of family life. The main floor offers a bright and welcoming layout that brings everyone together. The crisp white Kitchen features granite counters, stainless appliances, a wall pantry, and plenty of cabinet space — perfect for prepping weekday meals or hosting weekend brunch. The open flow into the Dining Room and Living Room makes this home ideal for gathering, while sliding doors lead directly to the back deck for easy outdoor access. Upstairs, you'll find three Bedrooms including a private Primary Suite with its own 4 Piece Ensuite. Another full Bath on this level keeps mornings running smoothly. Downstairs, the fully finished lower level delivers even more versatility — whether it's movie marathons, game night, or teen hangouts, the massive Rec Room is ready for it all, complete with a stylish wet bar that makes entertaining easy. Two more Bedrooms, a full Bath, and a spacious Laundry Room round out the lower level, giving everyone their own space and plenty of room to breathe. Step outside to enjoy a beautifully landscaped backyard made for family fun. The yard is fully fenced and features a raised deck, paver patio, grassy play area, and a cozy firepit — everything you need to make the most of warm evenings and weekend downtime. Set in one of Red Deer's most family-friendly communities, with excellent access to schools, parks, playgrounds, and every amenity your family needs — this is the kind of home that feels just right, for right now and years to come.

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