



**3 Doran Crescent  
Red Deer, Alberta**

**MLS # A2231922**



**\$459,900**

<b>Division:</b>	Deer Park Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,364 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

WELCOME to this ideal family home located in a desirable community in SE Red Deer! The main level boasts a bright, functional layout with vaulted ceilings and hardwood flooring in the living room, centered around a cozy gas fireplace with elegant stonework. The kitchen offers oak cabinetry, a center island with a raised eating bar, and a spacious dining area that opens to the deck through garden doors. The deck includes waterproofing underneath for additional storage. Also on the main floor are two bedrooms, a 4-piece bathroom, and a versatile bonus space—perfect for a home office or potential third bedroom. The primary suite includes a walk-in closet and private 3 piece ensuite. The fully finished basement features two additional bedrooms, a 3 piece bathroom, and a large family room—ideal for relaxing or entertaining. Located within walking distance to parks, schools, and more, this home is a fantastic opportunity in a desirable neighborhood.