



GRASSROOTS
REALTY GROUP

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138 Douglas Avenue E
Red Deer, Alberta

MLS # A2232163



\$515,000

Division:	Deer Park Estates		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,074 sq.ft.	Age:	1988 (37 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Meadow		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: window coverings, pergola in yard

Well cared for home in Deer Park is a gem ideally located across from a large park and school grounds—perfect for families! Pride of ownership is evident throughout, with renovations that add comfort, efficiency, and style. The yard is beautifully landscaped with low maintenance shrubs, perennials and an apple tree. The kitchen features granite countertops instant hot water and stainless-steel appliances, modern lighting. High end Canadian made hardwood is featured throughout the home. Additional upgrades include a high-efficiency furnace, some new triple-glazed windows, new exterior doors, and an overhead garage door. Gas lines have been added for a BBQ, future garage heater in the garage, a potential conversion under the wood-burning fireplace, and a fourth connection on the upper deck—making outdoor living and future enhancements simple. Vaulted ceilings and large windows fill the home with natural light, creating a warm and open feel. Upstairs, spacious bedrooms include a primary suite with a walk-in closet. The cozy family room showcases a wood-burning fireplace and opens to a ground-level patio—ideal for entertaining. A fully tiled steam shower enhances the adjacent 3-piece bath, adding a touch of spa-like relaxation. The basement is fully finished with a large rec room a super fun kids playroom with LED lighting! The fourth floor also has an abundant storage space with built in shelving for all of the extras. This move in ready home won't last long, and is ready for your personal touches!