



GRASSROOTS
REALTY GROUP

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**156 Doran Crescent
Red Deer, Alberta**

MLS # A2243352



\$374,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Deer Park Village | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow | | |
| Size: | 1,245 sq.ft. | Age: | 1996 (29 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Concrete, Laminate, Linoleum, Parquet | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-D |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Stove, Fridge, Dishwasher, Microwave Hood Fan, Washer, Dryer, All Window Coverings, Garage Door Opener (1) Remote

Welcome to this beautifully maintained half duplex bungalow located in desirable Deerpark Village. This original owner home is situated in a fantastic location and offers the perfect blend of comfort and functionality. The main floor features two generous bedrooms, including a spacious primary suite with a 3-piece ensuite, a large living room, and a formal dining area highlighted by vaulted ceilings. The kitchen is well-appointed with newer appliances and offers direct access through garden doors to the covered deck – the perfect spot to relax while enjoying the fenced and landscaped south-facing backyard. A 4-piece main bathroom and convenient main floor laundry complete the layout. The fully developed basement extends the living space with a large family room, a third bedroom, a 3-piece bathroom, and a stylish bar area ideal for entertaining. Ample storage is available in the large utility/storage room. With a double attached garage and thoughtful design throughout, this home is ideal for those looking to downsize without compromising on space or comfort.