



**GRASSROOTS**  
REALTY GROUP

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**86 Dobler Avenue  
Red Deer, Alberta**

**MLS # A2251546**



**\$499,900**

<b>Division:</b>	Deer Park Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,519 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Rectangular Lot, Sloped Down		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Windows

**Inclusions:** fridge, stove, dishwasher, microwave, hood fan, washer, dryer, garage door control & remote, A/C, central vac and attachments, window coverings, pool table and accessories.

Welcome to 86 Dobler Ave, a beautiful 1,519 sqft walk-out bungalow nestled in a tranquil cul-de-sac in the desirable Deer Park neighborhood. This spacious residence features four bedrooms and 3 full bathrooms. As you enter, you'll be greeted by a bright and open main floor layout, highlighted by stunning oak hardwood floors, vaulted ceilings, and wood burning fireplace that create a warm and airy atmosphere. Enjoy meals in the formal dining room or the cozy breakfast nook, adjacent to a spacious kitchen boasting solid oak cabinetry. The main floor hosts two generously sized bedrooms and bathrooms, with the primary bedroom and ensuite featuring a walk in closet and large ensuite. A grand open staircase leads to a fully finished walk-out basement, where you'll find an additional two bedrooms, a 4-piece bathroom, and ample living space, including a massive living room and a games room complete with a pool table and bar area—perfect for entertaining or relaxing with family and friends. Step outside to the west-facing backyard, ideal for soaking up the sun in your fully fenced yard. The property sits on a massive 67x115 ft lot and includes a 22x22 ft attached garage, providing convenience and storage. Located within a short distance to schools and amenities. Extra features include central vac, new front door, new air conditioning, high-efficiency furnaces, and water heater.