



GRASSROOTS
REALTY GROUP

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22 Doan Avenue
Red Deer, Alberta

MLS # A2263729



\$464,900

Division:	Deer Park Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,325 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Vaulted Ceiling(s)		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, all window coverings, attached shelving, electric garage heaters (2), garage door opener and controls, home theatre (projector, screen, sound system)

Welcome to 22 Doan Ave ~ This well-maintained and functional 4-level split is perfectly situated on a quiet street just steps away from Davison Drive Park — an ideal location for families and outdoor enthusiasts alike. With 4 bedrooms (3 up) and 3 full bathrooms, this home offers both space and flexibility for growing families. The bright and inviting main floor welcomes you with vaulted ceilings and large windows that flood the spacious living room with natural light. The kitchen is thoughtfully laid out, offering great functionality and flow. Upstairs you'll find the generous primary suite complete with double closets and a private 4-piece ensuite. Two additional bedrooms and another full 4-piece bathroom round out the upper level, all complemented by brand new laminate flooring (2024). The third level offers even more living space with a cozy family room, the fourth bedroom, and another full 3-piece bathroom — perfect for guests or teens. Head downstairs to discover the ultimate movie night setup in the custom theatre space, fully equipped with a projector, screen, and sound system — all included! There's also a flex space that can easily accommodate a poker table, foosball setup, or whatever else your lifestyle demands. Step outside to the beautifully landscaped west-facing backyard — fully fenced (2024) and complete with a composite deck (2022) for easy maintenance and year-round enjoyment. Additional updates include a new blower motor on the furnace (2022) and stylish window coverings (2023). This is a home that truly balances comfort, function, and lifestyle — all in a prime location. Don't miss the chance to make it yours!