



**90 Douglas Avenue
Red Deer, Alberta**

MLS # A2290383



\$625,000

Division:	Deer Park Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,457 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Hoodfan, Microwave, Washer, Dryer, Central AC, All Window Coverings, TV Mount, Garage Opener and Controls

Beautifully renovated home in the desirable, family-oriented neighbourhood of Deer Park Estates, offering nearly 1,500 sq ft plus a fully developed basement with a separate entrance and a double attached garage. The main floor showcases an open concept design, an abundance of natural light, vaulted ceilings and an overall amazing space made for entertaining. The stunning magazine-worthy kitchen features high-end stainless steel appliances including a gas range, waterfall quartz countertops, custom cabinetry with pull-out drawers, and more. Off of the kitchen you have access to the West facing backyard including a large covered deck with a gas line. Fantastic family layout with three great sized bedrooms including the primary suite which includes a walk-in closet and updated 3pc ensuite which offers a modernized walk in shower and vanity with a quartz countertop. The oversized basement is completed to the same quality as the main floor featuring a charming family room accompanied by a wood burning brick facing fireplace (sold as-is) as well as a large additional recreation space with wet bar possibilities. Two more large bedrooms perfect for teenagers, an additional 4pc bathroom and laundry room with additional storage complete this one-of-a-kind home. There are so many notable features including central A/C, vinyl windows, poly b plumbing replaced with pex (2025), hot water on demand, H/E furnace, new shingles (2025), all new high-end lighting, custom window coverings (automatic in living room & family room), full vinyl fence and so much more. This property is centrally located and close to many of Red Deer's most desired amenities, grocery stores, parks and schools. Immediate possession is available. 90 Douglas Ave is truly a pleasure to view and must be experienced in person to fully appreciate the quality and upgrades throughout.