



**22 Doan Avenue
Red Deer, Alberta**

MLS # A2296421



\$459,900

Division:	Deer Park Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,325 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	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 Opener & 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 from Davison Drive Park — an ideal location for families and outdoor enthusiasts alike. Offering 4 bedrooms (3 up) and 3 full bathrooms, this home provides the space and flexibility growing families are looking for. The bright and inviting main floor welcomes you with vaulted ceilings and large windows that fill the spacious living room with natural light. The kitchen is thoughtfully designed with great functionality and flow, making it ideal for both everyday living and entertaining. Upstairs, you’ll find a generous primary suite complete with double closets and a private 4-piece ensuite. Two additional bedrooms and another full 4-piece bathroom complete the upper level, all complemented by brand new laminate flooring (2024). The third level offers even more living space, featuring a cozy family room, a fourth bedroom, and an additional 3-piece bathroom — perfect for guests or teenagers. Downstairs, enjoy 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 versatile flex area ideal for a poker table, foosball setup, or whatever suits your lifestyle. Step outside to the beautifully landscaped west-facing backyard — fully fenced (2024) and complete with a composite deck (2022) for low-maintenance, year-round enjoyment. Additional updates include a new furnace blower motor (2022), updated window coverings (2023), new dishwasher (2026) and new washer and dryer(2026). A home that truly balances comfort, function, and lifestyle — all in a fantastic location. Don’t miss your opportunity to make it yours!