



**4905 Doncaster Avenue
Red Deer, Alberta**

MLS # A2297034



\$229,900

Division:	Davenport		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,207 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Block	Utilities:	-
Features:	-		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, all window coverings, garage door opener and remote

A home that simplifies your day-to-day—set within a gated adult living community where privacy, security, and ease come together. The 3-bedroom, 2-bathroom layout is easy to live in, with a natural flow that makes sense from the moment you walk through. The kitchen delivers where it counts, with plenty of cabinet and counter space, plus a built-in china cabinet that adds both function and character. The dishwasher was replaced just one year ago. The primary bedroom is set up for comfort and privacy, complete with a walk-in closet and a 4-piece ensuite with a jetted tub. Two additional bedrooms and another full bath offer flexibility for guests, a home office, or hobbies—without feeling like extra space you don’t need. The attached heated garage (17'7"x21'4") adds everyday convenience, while key updates are already taken care of, including shingles that are only 5 years old, central A/C, and a hospital-grade HEPA filter for improved air quality. Outside, the space is designed to be enjoyed, not maintained. A Duradek deck and brick paver patio create a private setting that feels like your own retreat. Within this gated 55+ community, lawn care and snow removal are handled for you, RV storage is available, and the clubhouse is there when you want to host something larger. Pets are welcome, with up to two allowed (each under 21” and 30 lbs). A clean, well-kept home in a setting that makes life easier—without feeling like a compromise.