



**45 dowler Street  
Red Deer, Alberta**

**MLS # A2304924**



**\$565,000**

<b>Division:</b>	Devonshire		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,232 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	r1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vinyl Windows		

**Inclusions:** Pool Table, firepit in backyard, 3 self monitored security cameras are negotiable

Welcome to this beautifully updated and fully finished bungalow, tucked into one of Red Deer's most desirable areas. From the moment you arrive, it's clear this home has been meticulously maintained, offering a clean, welcoming feel that's truly move-in ready. Step inside to a bright and airy main floor where the living, dining, and kitchen spaces come together effortlessly. A cozy fireplace anchors the living room, creating the perfect spot to unwind, while the kitchen is both stylish and functional with newer appliances and plenty of space to gather. The primary bedroom offers a private retreat with its own full ensuite, and an additional bedroom and full bathroom complete the main level. Central air conditioning ensures year-round comfort. Downstairs, the fully developed basement provides even more room to spread out, featuring a spacious family room, two additional bedrooms, and a full bathroom — all enhanced by natural light that keeps the space feeling open and inviting. Outside, the south-facing yard is designed for both relaxation and practicality. An upgraded vinyl fence surrounds the space, complete with a gate for RV parking, while the covered deck and large shed add everyday convenience. The covered front porch offers a welcoming touch, especially on those classic Alberta days. Additional features include a heated double attached garage with 220V service, along with several thoughtful updates throughout the home. Hot water tank was also installed just 2 years ago! This is a property that blends comfort, care, and location — a home that feels just right from the moment you step inside.