



**72 Dawson Street
Red Deer, Alberta**

MLS # A2122554



\$519,900

Division:	Deer Park Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,366 sq.ft.	Age:	1988 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Recessed Lighting, Vinyl Windows		

Inclusions: shed

Here in Deer Park Village, this home is perfect for families looking for comfort and convenience. Located across the street from community parks and close to schools and shopping, this property offers a great balance of classic appeal and modern updates. You're greeted by a spacious living room with vaulted ceilings that enhance the open feel and offer abundant natural light. The modern paint palette and timeless flooring add a touch of contemporary style. The kitchen features granite counters, built-in appliances, and a large island, ideal for everyday families. From the kitchen is a west-facing deck perfect for those summertime barbecues. Recent updates include app-controlled blinds, new windows on the south side of the house for better energy efficiency, new garage doors, keeping this home in great shape. These practical improvements make daily living easier and more enjoyable! The house also offers a comfortable master bedroom with a lovely ensuite bathroom. There's plenty of room for the family with additional bedrooms on the upper level, and a full guest bedroom and 3pc bathroom on the lower level next to the family room - featuring a stunning stone gas fireplace, laundry, and walkout to the north-side patio area yard for special gatherings. The property is surrounded by low-maintenance vinyl fencing, providing privacy and security, and minimal weekend mowing in the summer. Walk out to the yard from the family room and see what I mean! A large finished basement includes a flexible space that could serve as a home office, playroom, or fitness area, adapting to whatever needs your family might have. This home is an ideal choice for those seeking a large, cozy, practical and inviting place to raise their family.