



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**70 Dobler Avenue
Red Deer, Alberta**

MLS # A2155879



\$629,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Deer Park Village | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,595 sq.ft. | Age: | 1984 (40 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Private | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters | | |

Inclusions: Refrigerator, Stove, Dishwasher, Washer and Dryer, Central vacuum system & attachments (as- is condition), Window coverings, Garage door opener and controls.

REDUCE PRICE TO SELL!! Welcome to 70 Dobler Avenue with 3,114 sf living area! Nestled in the highly sought-after neighborhood of Deer Park Village, this beautifully Fully Renovated home boasts modern amenities and a warm, inviting atmosphere. Features & Updates include New Bathrooms, New Paint, New Flooring, New Appliances, New window coverings. Spacious Main Level: Enjoy 3 bedrooms and 2 full bathrooms, all on the main level. Lower Level: 2 bedrooms, 1 full bathroom and huge Rec Room. A 22x20 garage that provides ample space for storage and projects. The fenced yard is almost fully updated, with a friendly neighbor ready to assist with the final touches. Convenient access to shopping centers makes running errands a breeze. Additional Highlights: Enjoy the cozy warmth an electric and wood-burning fireplace. With an abundance of natural light and thoughtful upgrades, 70 Dobler Avenue is the perfect blend of comfort, style, and practicality. Close to schools, shopping, and playgrounds, convenience is at your doorstep. Don't miss your chance to call this exceptional property HOME!