



**103 Dolan Close
Red Deer, Alberta**

MLS # A2203123



\$449,000

Division:	Davenport		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,050 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Private		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Gas stove, fridge, dishwasher, washer & dryer, all blinds and window coverings, 1 garage remotes, central vacuum and attachments, kitchen table and chairs.

Welcome to this fully finished bi-level home with RV Parking and a double detached garage (large enough for a full-sized truck, a workshop area and all your toys). This home is found in a quiet location in the sought after subdivision of Davenport, Red Deer South, which is close to two green spaces in a quiet neighborhood. Pride of ownership is evident in this home. Walk into the spacious entrance and enjoy the view of the home with the vaulted ceiling and open floor plan. The kitchen has been updated to include subway tile back splash and plenty of beautiful cabinets with lots of counter space. It is open to the dining area making this a great space to entertain friends and spend time with the family. Also, on the main floor, there are two good sized bedrooms including the primary with an ensuite that offers a jacuzzi tub and a great closet space, and main floor laundry. From the dining area, walk out to the large deck and enjoy the completely professionally landscaped yard both front and back, offering flower beds with loads of perennials, mature tree's and a plum tree, the yard is fenced and offers a firepit. The home offers an abundance of large windows letting the natural sunlight soar through, making is a bright and sunny home. The basement is fully developed offering two large bedrooms, a large living area and a full bathroom with plenty of storage. Some updated and upgrades include; all new flooring on the main floor 2019, newer backsplash in the kitchen, laundry area and bathrooms, bathroom downstairs completed in 2019, new paint 2025, new electrical fixtures including LED lights and switches in 2019.