

# \$445,000 - 3 Doran Crescent, Red Deer

MLS® #A2231922

**\$445,000**

4 Bedroom, 3.00 Bathroom, 1,364 sqft

Residential on 0.11 Acres

Deer Park Village, Red Deer, Alberta

WELCOME to this ideal family home located in a desirable community in SE Red Deer, offering a quick possession date! The main level boasts a bright, functional layout with vaulted ceilings and hardwood flooring in the living room, centered around a cozy gas fireplace with elegant stonework. The kitchen offers oak cabinetry, a center island with a raised eating bar, and a spacious dining area that opens to the deck through garden doors. The deck includes waterproofing underneath for additional storage. Also on the main floor are two bedrooms, a 4-piece bathroom, and a versatile bonus space—perfect for a home office or potential third bedroom. The primary suite includes a walk-in closet and private 3 piece ensuite. The fully finished basement features two additional bedrooms, a 3 piece bathroom, and a large family room—ideal for relaxing or entertaining. Located within walking distance to parks, schools, and more, this home is a fantastic opportunity in a desirable neighborhood.

Built in 1996

## Essential Information

MLS® #	A2231922
Price	\$445,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,364
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	3 Doran Crescent
Subdivision	Deer Park Village
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R2M7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                Poured Concrete

**Additional Information**

Date Listed                June 19th, 2025  
Days on Market        41  
Zoning                      R1

**Listing Details**

Listing Office            Realty Experts Group Ltd

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