

# \$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                44  
Zoning                              R1

**Listing Details**

Listing Office                    Realty Experts Group Ltd

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