

**14 Doran Crescent  
Red Deer, Alberta**

**MLS # A2169529**



**\$629,900**

<b>Division:</b>	Deer Park Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,325 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

WELCOME to this beautifully, renovated home where style & comfort lives! Inside you'll love the complete professional renovation all throughout! The main floor has a cozy living room which connects w' the formal dining area. The large kitchen has custom cabinets, quartz counter tops, tons of counter top space including the large 8'x39' island w' seating, corner pantry & matching KitchenAid stainless steel appliances & dining area. The upper level has a large primary bedroom w' WI closet, in-floor heat, bidet, 9' vanity w' custom walnut cabinets, quartz counter top & 4'x6' rain fall shower w' bench. There is also 2 additional bedrooms & a 4 piece bathroom. The lower level has a 2 piece bathroom, laundry room w' sink & cabinets, a good sized family room w' brick facing gas fireplace & a mud room. The basement has a large family room w' corner gas fireplace, queen wall bed & unfinished mechanical & storage/cold room. The 24'x24' garage is heated, has built in cabinets w' peg board & work bench and room to park a full sized truck! You'll love the partial pie 65' back yard w' a large 2-tiered deck w' natural gas for bbq connection. Relax underneath the gazebo, or walk your way onto the new concrete pad where you can put your own hot tub! RV parking could be an option if needed, owners used to park a 28' travel trailer in the yard but re-sodded the area. The front yard is south facing, and the stone patio is a great place to enjoy the sun! The large driveway can accomodate 3 vehicles. ~Additional features include: Custom china cabinets in dining area- Custom maple cabinets in laundry/main/upstairs bathrooms- All bedrooms have dual cellular sun/blackout blinds- Custom white oak railings- Luxury vinyl plank flooring w' custom stair nosing's, transitions & heat registers- High efficiency furnance & air conditioner installed 2015- New HWT 2022- All

new pex plumbing & valves installed throughout the house in 2023- Shingles were done in 2019- Complete professional renovation- This house has it all, and now it needs a new family to call it home!