

\$469,900 - 22 Doan Avenue, Red Deer

MLS® #A2250885

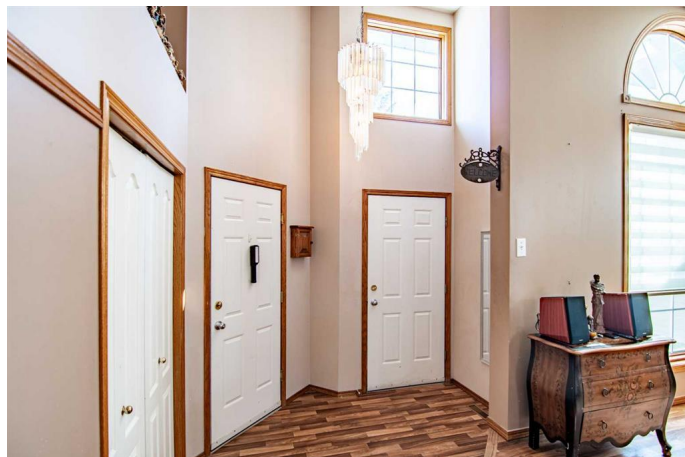
\$469,900

4 Bedroom, 3.00 Bathroom, 1,325 sqft

Residential on 0.12 Acres

Deer Park Village, Red Deer, Alberta

Welcome to 22 Doan Ave ~ This well-maintained and functional 4-level split is perfectly situated on a quiet street just steps away from Davison Drive Park – an ideal location for families and outdoor enthusiasts alike. With 4 bedrooms (3 up) and 3 full bathrooms, this home offers both space and flexibility for growing families. The bright and inviting main floor welcomes you with vaulted ceilings and large windows that flood the spacious living room with natural light. The kitchen is thoughtfully laid out, offering great functionality and flow. Upstairs you'll find the generous primary suite complete with double closets and a private 4-piece ensuite. Two additional bedrooms and another full 4-piece bathroom round out the upper level, all complemented by brand new laminate flooring (2024). The third level offers even more living space with a cozy family room, the fourth bedroom, and another full 3-piece bathroom – perfect for guests or teens. Head downstairs to discover the ultimate movie night setup in the custom theatre space, fully equipped with a projector, screen, and sound system – all included! There's also a flex space that can easily accommodate a poker table, foosball setup, or whatever else your lifestyle demands. Step outside to the beautifully landscaped west-facing backyard – fully fenced (2024) and complete with a composite deck (2022) for easy maintenance and year-round enjoyment. Additional updates include a new blower motor on the furnace



(2022) and stylish window coverings (2023).
This is a home that truly balances comfort,
function, and lifestyle – all in a prime
location. Don't miss the chance to make it
yours!

Built in 1994

Essential Information

MLS® #	A2250885
Price	\$469,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,325
Acres	0.12
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	22 Doan Avenue
Subdivision	Deer Park Village
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 2M7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	27
Zoning	R-L

Listing Details

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.