

**167 Douglas Avenue**  
**Red Deer, Alberta****MLS # A2249181****\$624,900**

|                  |                                                |               |                   |
|------------------|------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Deer Park Estates                              |               |                   |
| <b>Type:</b>     | Residential/House                              |               |                   |
| <b>Style:</b>    | 2 Storey                                       |               |                   |
| <b>Size:</b>     | 1,651 sq.ft.                                   | <b>Age:</b>   | 1990 (35 yrs old) |
| <b>Beds:</b>     | 5                                              | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard                           |               |                   |

|                    |                  |
|--------------------|------------------|
| <b>Heating:</b>    | Forced Air       |
| <b>Floors:</b>     | Carpet, Hardwood |
| <b>Roof:</b>       | Asphalt Shingle  |
| <b>Basement:</b>   | Finished, Full   |
| <b>Exterior:</b>   | Wood Frame       |
| <b>Foundation:</b> | Poured Concrete  |
| <b>Features:</b>   | Ceiling Fan(s)   |

|                   |    |
|-------------------|----|
| <b>Water:</b>     | -  |
| <b>Sewer:</b>     | -  |
| <b>Condo Fee:</b> | -  |
| <b>LLD:</b>       | -  |
| <b>Zoning:</b>    | r1 |
| <b>Utilities:</b> | -  |

**Inclusions:** N/A

Awesome 2-Story Family Home with 2 garages! Nestled in the heart of Deer Park, one of Red Deer's most prestigious and sought-after neighborhoods, this stunning 2-story home offers the perfect blend of modern luxury and family-friendly living. Known for its quiet, family-oriented streets, proximity to top schools, and easy access to parks and amenities, Deer Park is the ideal setting for this meticulously updated home. The open-concept main floor boasts two spacious living areas, one with a cozy wood-burning fireplace, and a gourmet kitchen with sleek granite countertops, ideal for cooking and entertaining. Spacious & Versatile Layout With 5 bedrooms and 4 bathrooms, this home offers ample space for families, guests, or a home office. Large master bedroom featuring an ensuite bath with shower and separate jet tub. 2 additional good sized bedrooms and 4 piece bath. Enjoy year-round comfort with newer shingles, newer windows, a high-efficiency stage 3 furnace, and central air conditioning for warm Alberta summers, reverse osmosis water system and all water lines have been upgraded to Pex. The basement features 2 additional bedrooms with new egress windows, a theatre area with elevated seating ample storage and additional bath. A completely redone low-maintenance yard includes a new fence and new deck, creating a private space for barbecues or relaxation in Deer Park's serene surroundings. A double attached garage provides everyday convenience, while a second detached garage, fully finished with radiant heat, is perfect for a workshop, hobby space, a gym or extra storage.