

**70 Drummond Avenue
Red Deer, Alberta**

MLS # A2207119



\$549,900

Division:	Deer Park Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,674 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating: In Floor Roughed-In, Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, High Ceilings, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, otr microwave, Washer, Dryer, all window coverings, shed (2), garage door and remote (1), shelves in basement, a/c, sheds x 2

If your family is looking for space to grow, room to connect, and a layout that just works, this 2-storey in the family-focused community of Deer Park checks all the boxes. With 1,674 sq.ft. above grade, 3 generous Bedrooms (with space for a 4th), 2.5 Bathrooms, a double attached Garage, and a west-facing backyard, the design is both welcoming and practical for busy family life. Tucked into a quiet, well-established neighbourhood known for its friendly vibe and walkable green spaces, you're just minutes from parks, playgrounds, schools, and local activities. Whether you're hosting backyard BBQs, helping with homework at the kitchen table, or heading to nearby trails for weekend fun, this is a place where your family can thrive. Inside, the main floor impresses with soaring vaulted ceilings and oversized windows that enhance the spacious feel. A gas fireplace anchors the Living Room — a cozy focal point for cooler evenings — while durable laminate floors provide style and function for busy households. The Kitchen is laid out to keep pace with real life, featuring a breakfast bar for casual meals, tile backsplash, a generous number of cabinets, and a corner pantry for easy storage. There are great sight lines to the attached Dining Area, ideal for helping with homework while preparing dinner. A rear hallway connects directly to the Garage — a smart, functional design that keeps everyday mess tucked out of sight. A convenient 2-piece Bath completes the main level. Upstairs, you'll find 3 very generous sized Bedrooms, including a beautiful Primary Suite with a walk-in closet and its own 4 Piece Ensuite. Two additional Bedrooms share another full 4 Piece Bath, and the upper-level Laundry means no more hauling baskets up and down stairs. The lower level is fully finished and offers a (huge) flexible Rec Room that adapts to your

lifestyle — whether you need a second living space, a play zone, or room to build out a 4th Bedroom or home office. In-floor heat is roughed in, adding comfort and long-term value. The west-facing backyard is fully fenced, offering privacy and peace of mind with room for kids, pets, or quiet evenings outdoors. A spacious 12x30 deck extends your living space for BBQs and summer gatherings, while a storage shed with new shingles, plus a secondary storage shed on the side of the home, provides the perfect spot to tuck away tools, bikes, and seasonal items. This home includes central air conditioning, keeping things cool and comfortable during the warmer months. The shingles were replaced in 2018 , giving you peace of mind. Surrounded by walking paths, green spaces, and just minutes from schools and everyday amenities, 70 Drummond Ave is a home that adapts to how you live — and supports where you’re headed next.