

# \$464,900 - 22 Doan Avenue, Red Deer

MLS® #A2263729

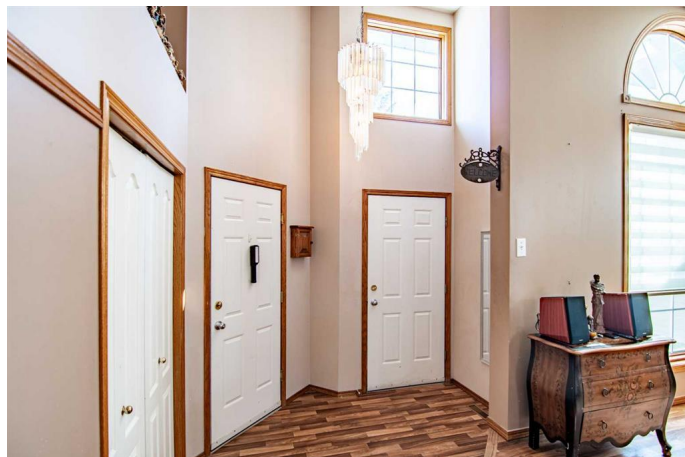
**\$464,900**

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® #         | A2263729      |
| Price          | \$464,900     |
| 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    | October 10th, 2025 |
| Days on Market | 11                 |
| 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.