



## 86 Dobler Avenue , Red Deer, Alberta - \$499,900



Main Photo

### Property Description

Welcome to 86 Dobler Ave, a beautiful 1,519 sqft walk-out bungalow nestled in a tranquil cul-de-sac in the desirable Deer Park neighborhood. This spacious residence features four bedrooms and 3 full bathrooms. As you enter, you'll be greeted by a bright and open main floor layout, highlighted by stunning oak hardwood floors, vaulted ceilings, and wood burning fireplace that create a warm and airy atmosphere. Enjoy meals in the formal dining room or the cozy breakfast nook, adjacent to a spacious kitchen boasting solid oak cabinetry. The main floor hosts two generously sized bedrooms and bathrooms, with the primary bedroom and ensuite featuring a walk in closet and large ensuite. A grand open staircase leads to a fully finished walk-out basement, where you'll find an additional two bedrooms, a 4-piece bathroom, and ample living space, including a massive living room and a games room complete with a pool table and bar area—perfect for entertaining or relaxing with family and friends. Step outside to the west-facing backyard, ideal for soaking up the sun in your fully fenced yard. The

property sits on a massive 67x115 ft lot and includes a 22x22 ft attached garage, providing convenience and storage. Located within a short distance to schools and amenities. Extra features include central vac, new front door, new air conditioning, high-efficiency furnaces, and water heater.

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: RE/MAX real estate central alberta*



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