



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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86 Dobler Avenue
Red Deer, Alberta

MLS # A2251546



\$499,900

Division:	Deer Park Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,519 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Cul-De-Sac, Rectangular Lot, Sloped Down		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Windows

Inclusions: fridge, stove, dishwasher, microwave, hood fan, washer, dryer, garage door control & remote, A/C, central vac and attachments, window coverings, pool table and accessories.

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.