

# \$410,000 - 90 Douglas Avenue, Red Deer

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MLS® #A2231792

**\$410,000**

5 Bedroom, 3.00 Bathroom, 1,452 sqft  
Residential on 0.14 Acres

Deer Park Estates, Red Deer, Alberta

Welcome to 90 Douglas Avenue – a spacious five-bedroom, three-bathroom home nestled in a mature southeast Red Deer neighbourhood. Designed with long-term living in mind, this walkout (or walk-up) bungalow offers a flexible layout, thoughtful upgrades, and a solid foundation.

This property comes loaded with essential extras: central air conditioning, on-demand hot water, a high-efficiency furnace, underground sprinklers, two fireplaces, upgraded vinyl windows throughout, a covered front entry, and a vinyl-fenced yard. A welcoming front foyer leads into a comfortable main living space, while the covered rear deck offers a quiet retreat overlooking a private backyard.

Inside, the main floor features three bedrooms, including a nice primary suite with a walk-in closet and a private ensuite with a 4-foot shower. The kitchen, dining, and living room with wood fireplace areas are filled with natural light and provide a smart, functional layout.

The walkup basement adds excellent flexibility with two additional bedrooms, a third full bathroom, and a large rec room complete with a wood-burning fireplace. With its own separate entrance, this lower level is ideal for family living, teenage hangouts, guest accommodation, or future secondary suite potential (subject to city approval).



The backyard is a hidden treasure “ with its covered sunshade deck, mature overgrown greenery, and privacy, the potential is worthy of your special green thumb touch. With a bit of cleanup and some vision, it could be transformed back into an incredible outdoor living space once again.

This home is well-built and well-located, close to Deer Park Co-op, schools, parks, and other key amenities. Some cosmetic updates and repairs will go a long way: shingles are nearing the end of their life, and the main floor flooring and yard would benefit from a refresh. For buyers looking for space, substance, and the chance to add value through smart improvements, this is a fantastic opportunity.

Built in 1990

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2231792    |
| Price          | \$410,000   |
| Sold Price     | \$425,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,452       |
| Acres          | 0.14        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 90 Douglas Avenue |
| Subdivision | Deer Park Estates |
| City        | Red Deer          |

|             |          |
|-------------|----------|
| County      | Red Deer |
| Province    | Alberta  |
| Postal Code | T4R 2G6  |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Parking Spaces | 2                                                                        |
| Parking        | Double Garage Attached, Garage Faces Front, Garage Faces Rear, Insulated |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Separate Entrance, Tankless Hot Water, Track Lighting, Vinyl Windows, Walk-In Closet(s)                |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                |
| Cooling           | Central Air                                                                                            |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 2                                                                                                      |
| Fireplaces        | Brick Facing, Family Room, Living Room, Mantle, Wood Burning                                           |
| Has Basement      | Yes                                                                                                    |
| Basement          | Separate/Exterior Entry, Finished, Full, Walk-Up To Grade                                              |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                               |
| Lot Description   | Back Lane, Landscaped, Level, Underground Sprinklers |
| Roof              | Asphalt Shingle                                      |
| Construction      | Vinyl Siding, Wood Frame                             |
| Foundation        | Poured Concrete                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Date Sold      | June 20th, 2025 |
| Days on Market | 1               |
| Zoning         | R1              |
| HOA Fees       | 0.00            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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