

# \$475,000 - 3305 44a Avenue, Red Deer

MLS® #A2194352

**\$475,000**

5 Bedroom, 3.00 Bathroom, 1,300 sqft  
Residential on 0.15 Acres

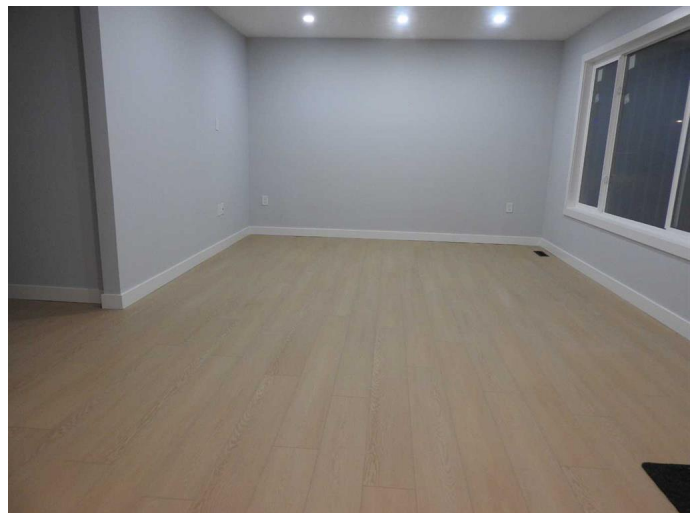
Mountview, Red Deer, Alberta

Introducing a stunning gem in the highly desirable Mountview community! This beautifully renovated home is move-in ready and offers a perfect blend of comfort, style, and functionality. With 3 spacious bedrooms and 2 full bathrooms on the main floor, plus an additional 2 bedrooms, 1 full bath, and a separate entrance in the basement, this home provides plenty of space for a growing family. The basement also features its own kitchen and laundry.

Throughout the home, you'll find gorgeous hardwood plank flooring and exquisite stonework and tiling that enhance the overall charm. The modern kitchen is a chef's dream, complete with soft-close cabinets and drawers, BRAND -NEW STAINLESS STEEL APPLIANCES, and thoughtful design to make meal prep a breeze. The home also features a NEW FURNACE, HOT WATER TANK and ALL-NEW PLUMBING, ensuring peace of mind and efficiency for years to come.

The master suite is a relaxing retreat, offering a full ensuite with a beautifully tiled shower. Downstairs, the large family room is perfect for entertaining or relaxing, with additional storage space and another full bathroom for convenience.

Step outside to a serene backyard thatâ€™s ideal for outdoor activities or enjoying peaceful moments. The double detached, heated



garage ensures your vehicles stay warm and protected during the winter months.

With its prime location, exceptional design, and thoughtful features, this home is a must-see. Don't miss out on the opportunity to make it yours!

Built in 1961

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2194352    |
| Price          | \$475,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,300       |
| Acres          | 0.15        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 3305 44a Avenue |
| Subdivision | Mountview       |
| City        | Red Deer        |
| County      | Red Deer        |
| Province    | Alberta         |
| Postal Code | T4N3J6          |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Detached, RV Access/Parking |
| # of Garages   | 2   |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home, Open Floorplan, Quartz Counters, Separate |
|-------------------|--|

|              |  |
|--------------|--|
|              | Entrance   |
| Appliances   | Built-In Electric Range, Dryer, Electric Range, Range Hood, Washer/Dryer, Washer/Dryer Stacked |
| Heating      | Central  |
| Cooling      | None   |
| Has Basement | Yes  |
| Basement     | Exterior Entry, Finished, Full, Suite  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Garden, Playground, Private Entrance, Private Yard, RV Hookup                             |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Garden, Landscaped, No Neighbours Behind |
| Roof              | Asphalt   |
| Construction      | Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 56               |
| Zoning         | R1               |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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