

# \$539,900 - 5825 45 Avenue, Red Deer

MLS® #A2220033

**\$539,900**

4 Bedroom, 2.00 Bathroom, 1,304 sqft

Residential on 0.24 Acres

Waskasoo, Red Deer, Alberta

Surround yourself with the beauty of historic Waskasoo in this delightfully charming home nestled in it's own private yard oasis. While sipping on a cool refreshment on the patio enjoy the mature trees, shrubs and flowering perennials. Serenity at it's finest ! Walk out front door and have immediate access to the river and the pathway system. Take a short walk to the Gaetz Lake Sanctuary, then continue on to Mackenzie Trails. Don't miss out on this opportunity to secure a piece Red Deer's most sought after real estate !

Built in 1951

## Essential Information

MLS® #	A2220033
Price	\$539,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,304
Acres	0.24
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address 5825 45 Avenue



Subdivision	Waskasoo
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3M1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, 220 Volt Wiring, Alley Access, Asphalt
# of Garages	2

### Interior

Interior Features	Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 7th, 2025
Days on Market	108
Zoning	R1

### Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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.