

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

MLS® #A2194352

**\$475,000**

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

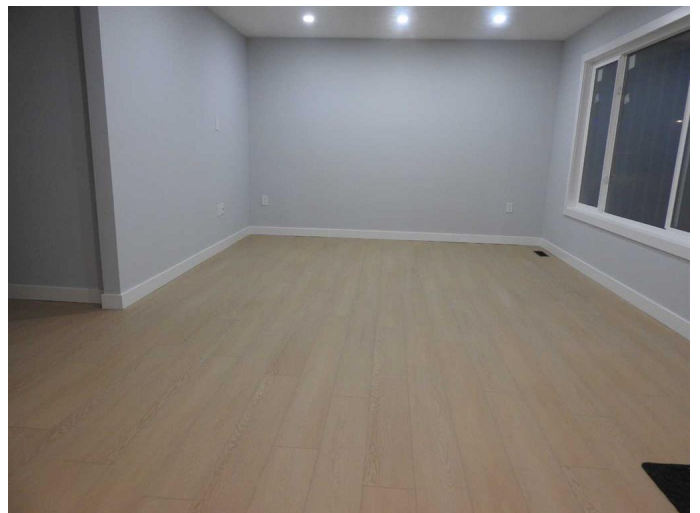
Mountview, Red Deer, Alberta

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 that'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	39
Zoning	R1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.