

\$639,900 - 3746 44 Avenue, Red Deer

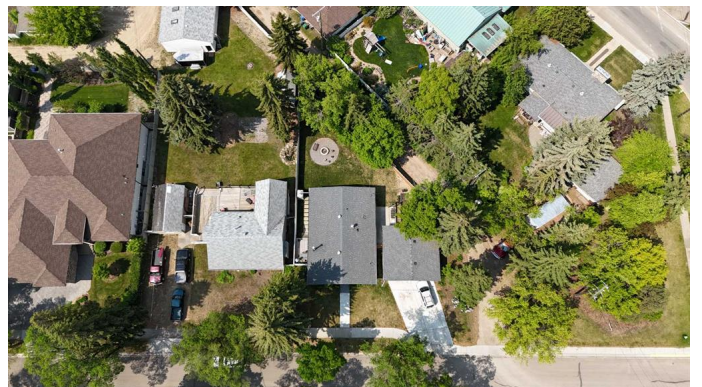
MLS® #A2189459

\$639,900

4 Bedroom, 3.00 Bathroom, 1,338 sqft
Residential on 0.18 Acres

Mountview, Red Deer, Alberta

Welcome to 3746 44 Avenue situated in one of Red Deer's most sought after neighborhoods, steps away from Waskasoo Creek, Barrett Park and walking distance to Rotary park and Kin Canyon. This STUNNING professionally renovated bungalow with a 24x24 insulated garage & RV Parking is sure to impress. Boasting 4 bedrooms (3 up / 1 down) and impeccable finishings throughout. You are welcomed into this home by the spacious, sunny and open kitchen featuring an oversized island perfect for entertaining, an abundance of white cabinets and stainless steel appliances. The oversized front windows allow natural light to flood into the living room and adjacent dining room which continues seamlessly outside to a large private deck. The west facing yard has been meticulously maintained and includes garden beds, large firepit, storage shed & optional RV parking accessed by the rear rolling gate! The primary bedroom accommodates a king sized bed, provides you with a lovely 3pc ensuite and a beautiful walk-in closet equipped with custom cabinetry. Two additional bedrooms and a charming 4pc bathroom complete the main floor. The large basement footprint ~ a massive family room includes a custom \$15,000 free standing wood burning fireplace & provides enough space for not only an entertainment area but also options for a personal gym, future bar or pool table! The 4th bedroom is perfect for a teenager looking for their own space or spare room for guests. The



basement also includes an oversized 3pc bathroom large enough to add your very own sauna. Storage space is plentiful in the laundry/utility room and 2nd storage room with a sink. In terms of upgrades everything has been updated including ~ triple pane windows, plumbing, furnace, HWT, electrical, exterior, garage w/insulation & driveway, professional landscaping, gas line for future heat in the garage, soffit, fascia and SO much more. This home has to be seen in person to be truly appreciated!

Built in 1964

Essential Information

MLS® #	A2189459
Price	\$639,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,338
Acres	0.18
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3746 44 Avenue
Subdivision	Mountview
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3H5

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Concrete Driveway, Double Garage Detached, Garage

Faces Front, Insulated
of Garages 2

Interior

Interior Features Open Floorplan, Walk-In Closet(s), Closet Organizers, Vinyl Windows, Kitchen Island, No Smoking Home, Quartz Counters
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Range Hood, Washer, Window Coverings
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Basement, Free Standing, Wood Burning Stove
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Back Yard, Front Yard, Back Lane
Roof Asphalt Shingle
Construction Brick, Stucco
Foundation Poured Concrete

Additional Information

Date Listed June 5th, 2025
Days on Market 10
Zoning R1

Listing Details

Listing Office RE/MAX iRealty Innovations

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