

\$429,900 - 5336 45 Avenue, Red Deer

MLS® #A2249384

\$429,900

4 Bedroom, 3.00 Bathroom, 1,260 sqft

Residential on 0.19 Acres

Woodlea, Red Deer, Alberta

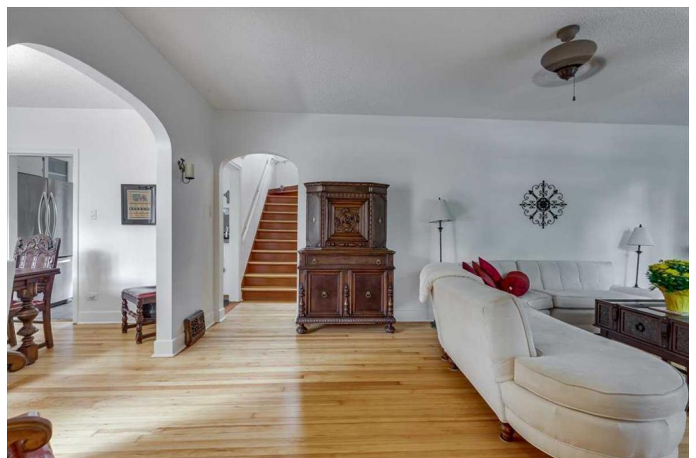
Step into timeless charm with this beautifully maintained 1.5-storey character home in Red Deer's desirable downtown core. Offering over 1,260 sq. ft. above grade and a fully finished basement, this property combines classic features with modern comfort across three levels of living space.

Inside, the sun-filled living room welcomes you with hardwood floors and arched doorways that flow seamlessly into the elegant dining area. The bright kitchen features updated cabinetry, granite counters, and stainless steel appliances, while large windows invite natural light and views of the mature trees outside.

The main floor also hosts a cozy primary bedroom and a full 4-piece bath. Upstairs, you'll find two additional bedrooms and another full bath, providing the perfect retreat for family or guests.

The lower level offers excellent flexibility with a recreation room, additional bedroom, 3-piece bath, and a second kitchen. A laundry area, storage rooms, and direct access to the attached garage complete the basement.

Outdoors, the inviting front porch and maturely landscaped lot create a private oasis, perfect for relaxing or entertaining. With its central location, this home is within walking distance to parks, schools, shopping, and Red Deer's vibrant downtown amenities.



Built in 1950

Essential Information

MLS® #	A2249384
Price	\$429,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,260
Acres	0.19
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	5336 45 Avenue
Subdivision	Woodlea
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3L5

Amenities

Parking Spaces	3
Parking	Garage Door Opener, Single Garage Attached, Garage Faces Rear
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, EPA Certified Wood Stove
Has Basement	Yes

Basement Finished, Full, Suite

Exterior

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

Additional Information

Date Listed August 17th, 2025
Days on Market 1
Zoning R-L

Listing Details

Listing Office Century 21 Advantage

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