

\$349,000 - 3314 44a Avenue, Red Deer

MLS® #A2250399

\$349,000

4 Bedroom, 2.00 Bathroom, 1,009 sqft

Residential on 0.15 Acres

Mountview, Red Deer, Alberta

This is a Solid and cared for BUNGALOW with 4 BDRMS, 2 BATHS and a DOUBLE GARAGE. A Great location in Mountview subdivision close to SCHOOL and RECREATION amenities, also close to the south hill city area. The home has 3 bedrooms main floor , dining area , bright living room with hardwood floors , kitchen has lots of white of cabinetry. and includes appliances. Main bathroom has some upgrades. Vinyl windows on main floor , Back entrance leads to basement (developing a suite may be possible), has a 3 pce bathroom, good size rumpus room, one bedroom , cold storage, flex space area and laundry furnace room. Basement windows are a good size . Includes washer and dryer . Upgraded HWT . Lennox whisper heat furnace (see Atco inspection) . Hail resistant Stucco exterior . Spacious yard w/ mature trees ,raised garden ,many perennials , Rasberries etc. Large RV parking area with gate . The garage is drywalled, insulated, power with garage door opener , also has extra (upper window)for access to the attic. RPR July 24/90 which shows original garage which seller extended and rebuilt in to a double garage (see permits in file on kitchen table) 16x7 ft insulated door with auto door opener. Covered swing stays. House shingles 30 yr, installed 2008 , garage resingled 2018. So many pluses.

Built in 1961



Essential Information

MLS® #	A2250399
Price	\$349,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,009
Acres	0.15
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3314 44a Avenue
Subdivision	Mountview
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N3J8

Amenities

Parking Spaces	6
Parking	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Off Street, RV Access/Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stucco, Veneer, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2025
Zoning	R-L

Listing Details

Listing Office	Century 21 Advantage
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