

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

MLS® #A2189459

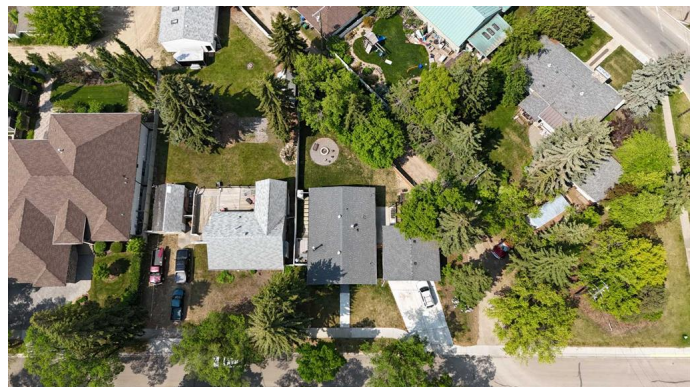
## \$639,900

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	12
Zoning	R1

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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