

\$765,000 - 3520 44a Avenue, Red Deer

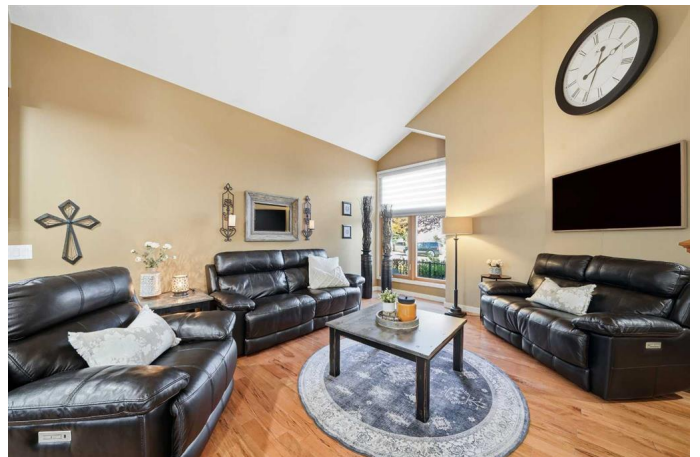
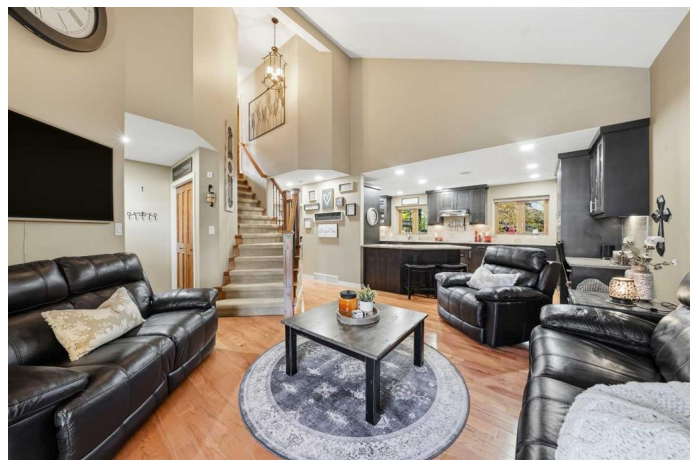
MLS® #A2266012

\$765,000

3 Bedroom, 4.00 Bathroom, 1,789 sqft
Residential on 0.12 Acres

Mountview, Red Deer, Alberta

Immaculate 1 1/2 storey in the sought-after Mountview area. Close to schools and the Waskasoo recreation & trail system. This home offers luxury modern amenities and privacy. Fully developed with a gorgeous kitchen with plenty of alder cabinets, quartz countertops, eating bar, wall oven, built-in cooktop and stainless steel appliances. Dining area is a large size, big enough to fit a family-size table and a gas fireplace with a rustic log mantle & custom bookshelves on both sides & patio doors to a covered deck for outdoor cooking, a lower patio space and a pergola that surrounds the hot tub. Custom shed with lots of storage. This is all surrounded by numerous mature trees and beautiful outdoor lighting, custom concrete work in the private front patio area and back has been updated as well. Main floor laundry with cupboards and coat hooks/ cubbies for extra storage. Another 2pc bathroom is on the main floor. The updates continue throughout the home. Upstairs has 2 large bedrooms with walk-in closets and custom shelving, a 4pc bath with heated tile floor & quartz counters with a soaker tub. The primary bedroom is king sized with garden doors to its private maintenance-free deck, a walk in closet, spa-like ensuite with custom tiled shower, sun tunnel for extra natural lighting, a built-in armoire closet, dual vanities & heated tile floor. The basement is fully developed with a large family room with surround sound & a gas fireplace, a workout room , and a 3pc bath



with heated tile floor. More upgrades include, heated garage with storage cupboards, HE furnace & hot water tank, Pure Air Purification System, solid wood doors, custom window coverings (including remote control), Gemstone lighting, new maintenance-free eavestroughs, Hardie Board siding, beautiful stone work and a custom wrought iron gate in the front. A Must See !

Built in 1989

Essential Information

MLS® #	A2266012
Price	\$765,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,789
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3520 44a Avenue
Subdivision	Mountview
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3K3

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Solar Tube(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings

Heating High Efficiency, Forced Air, Natural Gas, See Remarks

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Dining Room, Family Room, Gas, Mantle, Stone

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Landscaped

Roof Asphalt Shingle

Construction Composite Siding, Stone

Foundation Poured Concrete

Additional Information

Date Listed October 20th, 2025

Days on Market 6

Zoning R-L

Listing Details

Listing Office Century 21 Maximum

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