



**3742 44 Avenue  
Red Deer, Alberta**

**MLS # A2285525**



**\$725,000**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	1952 (74 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	220 Volt Wiring, Garage Door Opener, Garage Faces Side, Heated Garage, In		
<b>Lot Size:</b>	0.34 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Natural Woodwork, No Animal Home, No Smoking Home		

**Inclusions:** Fridge, stove, dishwasher, microwave

Welcome to this exceptional opportunity in prestigious Mountview! Situated on an expansive 14653 sq ft lot, this property offers incredible flexibility. Whether you're envisioning a custom build or seeking your own private retreat within the city, this is the space to make it happen. Set on a beautiful, tree-lined street where mature canopies create charm and privacy, the property already features a 1,000 sq ft triple-car garage at the rear with convenient back alley access. The garage is fully insulated and equipped with in-floor heating, 10' ceilings, framed in for two more garage doors and a skylight that fills the space with natural light—ideal for hobbyists, car enthusiasts, or additional workspace. Enjoy breathtaking sunrises to the east and stunning sunsets over the west-facing backyard. The 1,200 sq ft bungalow offers two spacious decks—one south-facing and one west-facing—perfect for capturing sunlight throughout the day. Inside, you're welcomed by a bright, inviting kitchen that flows seamlessly into the dining and living areas. The main level also features a bedroom, a full bathroom, and a generous sunroom highlighted by beautiful stained-glass details. The lower level is partially finished and includes a large recreation room, two additional bedrooms, and a utility room. (Flooring can be completed upon request.) Picture yourself relaxing on the private west-facing deck, soaking up the sun, firing up the BBQ or smoker, and enjoying views of your expansive yard and tranquil pond. This is a rare opportunity to own a truly special property in one of Mountview's most desirable locations.