



3742 44 Avenue
Red Deer, Alberta

MLS # A2285525



\$749,500

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

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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.