



GRASSROOTS
REALTY GROUP

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3541 44 Avenue
Red Deer, Alberta

MLS # A2314153



\$609,900

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,063 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Private, Rectangular L		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Window Coverings		

Built in 2017 and located on one of Mountview's beautiful tree-lined streets, this fully developed 4-bedroom, 3-bathroom bungalow gives you the feel of a newer home in one of Red Deer's most respected mature neighbourhoods. The elm trees along 44 Ave make this street especially well-known and loved. Inside, the home feels fresh, modern, and exceptionally well cared for. The open-concept main floor features high ceilings, granite countertops, ceiling-height cabinetry, a large island, a corner pantry, and a cosy wood-burning fireplace with stone surround. The primary bedroom offers a walk-in closet and private ensuite with a soaker tub. The fully finished basement includes a large family room, 2 bedrooms, a 3-piece bathroom, and laundry/storage space with in-floor heat roughed in. One of the coolest features is the 23x23 attached garage with a second overhead door opening into the backyard — perfect for entertaining, projects, or creating a great indoor/outdoor space in the summer. The backyard is fully fenced and landscaped with mature trees, shrubs, garden beds, and plenty of room to enjoy. All located close to schools, parks, trails, shopping, downtown, and Red Deer's south side amenities.