



**3721 44A Avenue  
Red Deer, Alberta**

**MLS # A2323514**



**\$469,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,335 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	1.99 Acres		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** Moveable Kitchen Island

Nestled on a quiet close in one of the city's most desirable neighborhoods, this charming home offers privacy, tranquility, and timeless appeal. Surrounded by mature trees, the property enjoys a peaceful, park-like setting. Thoughtfully updated over the years, it seamlessly blends modern conveniences with classic character. The inviting 18' x 8' front deck enhances the home's curb appeal. Beautiful hardwood flooring welcomes you inside and flows into the spacious formal dining room, which overlooks the quiet, tree-lined street. The bright kitchen features granite countertops, a tile backsplash, ample cabinetry, and a convenient breakfast bar. Garden doors lead to the newer low-maintenance 17'10" x 13'7" deck and beautifully landscaped backyard—perfect for relaxing or entertaining. The main floor also offers two bedrooms, and a beautifully appointed bathroom complete with an antique clawfoot tub and shower attachment. The sunken living room provides a warm and inviting space to unwind, highlighted by a cozy freestanding gas stove. French doors open to a spacious rear mudroom with convenient access to both the main floor and the fully developed basement. Downstairs, the fully developed basement expands the living space with a large family room, a versatile additional room ideal for a home office, hobby room, or guest space, and a spa-inspired bathroom featuring an air-jetted tub, separate shower, and tile flooring. Numerous upgrades have been completed over the years, including the installation of three Whirlybird roof vents approximately four years ago. Completing the property is an oversized single detached garage measuring 31'4" x 15'5", offering exceptional storage and workspace. Move-in ready, this well-maintained home is the perfect combination of comfort, character, and location.