



GRASSROOTS
REALTY GROUP

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5708 45 Avenue
Red Deer, Alberta

MLS # A2333682



\$429,900

Division:	Waskasoo		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,234 sq.ft.	Age:	1947 (79 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Treed, Waterfall		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Separate Entrance, Storage		

Inclusions: Upstairs Mini Fridge, Basement Fridge, Garage Fridge

Welcome to 5807 45 Avenue — a truly rare find in one of Red Deer's most coveted and established neighbourhoods. Properties of this calibre in Waskasoo simply do not come available often, and when they do, they do not last. Set on an oversized lot beneath a canopy of mature trees, this breathtaking 1.5-storey home has been reimagined from the inside out and finished with an attention to detail that is immediately apparent the moment you arrive. The professionally maintained grounds are nothing short of spectacular — a lush front yard, a private backyard sanctuary, and a custom waterfall feature that transforms outdoor living into something truly special. Inside, four bedrooms and three bathrooms have been thoughtfully updated throughout, showcasing a refined aesthetic that balances warmth, character, and modern luxury. Every finish, every detail, every room has been done right. This is not a flip — this is a home that has been cared for and elevated with genuine pride of ownership. The oversized double detached garage provides exceptional storage and workspace, a feature that is increasingly difficult to find in an inner-city neighbourhood of this quality. Located steps from Waskasoo's renowned network of walking and biking trails, minutes to downtown Red Deer, and close to top-rated schools and all major amenities — this is the kind of address that people spend years waiting for. If you have been searching for something that stands apart from everything else on the market, your search ends here.