



**GRASSROOTS**  
REALTY GROUP

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3742 44 Avenue  
Red Deer, Alberta

MLS # A2337753



**\$714,000**

|           |                                                                          |        |                   |
|-----------|--------------------------------------------------------------------------|--------|-------------------|
| Division: | Mountview                                                                |        |                   |
| Type:     | Residential/House                                                        |        |                   |
| Style:    | Bungalow                                                                 |        |                   |
| Size:     | 1,256 sq.ft.                                                             | Age:   | 1952 (74 yrs old) |
| Beds:     | 3                                                                        | Baths: | 1                 |
| Garage:   | Off Street, RV Access/Parking                                            |        |                   |
| Lot Size: | 0.34 Acre                                                                |        |                   |
| Lot Feat: | Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Open Lot, Red |        |                   |

**Heating:** In Floor, Forced Air

**Floors:** Hardwood

**Roof:** Asphalt Shingle

**Basement:** Partial

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Appliances and window coverings - "as is"

Welcome to this unique property in the desirable, mature neighborhood of Mountview, ideally located on one of Red Deer's most sought after streets. Set on an impressive 14,642 sq. ft. lot and surrounded by mature trees, this property offers an exceptional amount of outdoor space right in the city. The expansive yard provides plenty of room to relax, entertain and enjoy the outdoors. Two spacious decks offer wonderful outdoor living spaces, while the fire pit creates the perfect spot to gather on summer evenings. A standout feature of this property is the impressive heated triple detached shop with convenient back lane access and plenty of room for vehicles, hobbies, projects and recreational equipment. The shop features in-floor heat, 10' ceilings, skylights, a substantial 7-inch concrete slab and is framed for additional overhead doors. Easy alley access means no pivoting is required when backing in a trailer, with additional trailer parking providing even more flexibility. Inside, large windows fill the home with natural light, complemented by beautiful hardwood floors, a custom handrail and a warm, inviting feel throughout. The kitchen features charming green cabinetry, a gas stove, pull out trash compactor and a window above the sink overlooking the expansive yard and deck. The main floor bathroom offers tile flooring, a large tub, separate shower and the unique convenience of direct access to the deck. The beautiful sunroom is a true showstopper, featuring stunning stained-glass details, vaulted pine ceilings and an abundance of natural light. This distinctive space provides a wonderful place to relax and enjoy the changing seasons. The partially finished basement offers excellent additional living space and potential, including a large theatre room, two bedrooms, bathroom rough-in, spacious laundry room, additional storage and a cold room. With its oversized lot,

mature setting, fantastic outdoor living spaces, impressive heated triple shop and unique character throughout, this Mountview property offers an exceptional combination of space, functionality and features that are difficult to find within the city.