



GRASSROOTS
REALTY GROUP

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3721 44A Avenue
Red Deer, Alberta

MLS # A2349889

\$415,000

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,376 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Many		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Soaking Tub, Vinyl Windows		

Inclusions: NA

Nestled on an oversized lot in the sought-after neighborhood of Mountview, this beautiful home blends timeless character with thoughtful updates. Surrounded by lush landscaping and towering mature trees, the property offers a peaceful and private setting that is truly special. A welcoming veranda sets the tone, providing a perfect spot to greet your guests. Step inside to the spacious foyer and immediately be impressed with the warm hardwood flooring. The large formal dining room is highlighted by a beautiful bay window. Imagine dining and entertaining in this inviting space. The kitchen offers an abundance of storage inside the modern cabinetry, accented with crisp white appliances and granite countertops. Garden doors extend the living space outdoors onto a gorgeous expansive patio. The backyard is fully fenced for the kids and pets to safely play. Beautiful large trees border the property and provide added privacy. An oversized single detached garage gives you indoor parking and plenty of work space for projects. Back inside you will enjoy lounging in the large sunken living room, complemented by the comfort of a freestanding gas fireplace. Another bay window brings an elevated level of elegance to the space. The charming 4-piece bathroom features wainscoting and an antique clawfoot tub. Two generous bedrooms complete this main level floor plan. The basement is fully finished and offers functionality and additional living space. A large bedroom provides perfect accommodations for an older child or company. The 4-piece bathroom is spa-like, boasting an air jetted tub to soak your worries away, in addition to a large walk-in shower. Laundry is also conveniently found on this lower level. Ideally located in the south central neighborhood of Mountview, conveniently close to various schools, shopping, parks, and the city's trail system. Recent updates

include: windows, hot water tank, and composite deck. This beautiful home has been well maintained and has so much to offer! Schedule your showing today!