\$610,000 - 3746 44 Avenue, Red Deer

MLS® #A2189459

\$610,000

4 Bedroom, 3.00 Bathroom, 1,338 sqft Residential on 0.18 Acres

Mountview, Red Deer, Alberta

Welcome to 3746 44 Avenue situated in one of Red Deer's most sought after neighborhoods. steps away from Waskasoo Creek, Barrett Park and walking distance to Rotary park and Kin Canyon. This STUNNING professionally renovated bungalow with a 24x24 insulated garage & RV Parking is sure to impress. Boasting 4 bedrooms (3 up / 1 down) and impeccable finishings throughout. You are welcomed into this home by the spacious, sunny and open kitchen featuring an oversized island perfect for entertaining, an abundance of white cabinets and stainless steel appliances. The oversized front windows allow natural light to flood into the living room and adjacent dining room which continues seamlessly outside to a large private deck. The west facing yard has been meticulously maintained and includes garden beds, large firepit, storage shed & optional RV parking accessed by the rear rolling gate! The primary bedroom accommodates a king sized bed, provides you with a lovely 3pc ensuite and a beautiful walk-in closet equipped with custom cabinetry. Two additional bedrooms and a charming 4pc bathroom complete the main floor. The large basement footprint ~ a massive family room includes a custom \$15,000 free standing wood burning fireplace & provides enough space for not only an entertainment area but also options for a personal gym, future bar or pool table! The 4th bedroom is perfect for a teenager looking for their own space or spare room for guests. The







basement also includes an oversized 3pc bathroom large enough to add your very own sauna. Storage space is plentiful in the laundry/utility room and 2nd storage room with a sink. In terms of upgrades everything has been updated including ~ triple pane windows, plumbing, furnace, HWT, electrical, exterior, garage w/insulation & driveway, professional landscaping, gas line for future heat in the garage, soffit, fascia and SO much more. This home has to be seen in person to be truly appreciated!

Built in 1964

Essential Information

MLS® # A2189459 Price \$610.000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,338

Acres 0.18

Year Built 1964

Type Residential Sub-Type Detached

Style Bungalow

Status Active

Community Information

Address 3746 44 Avenue

Subdivision Mountview
City Red Deer
County Red Deer
Province Alberta
Postal Code T4N 3H5

Amenities

Parking Spaces 4

Parking 220 Volt Wiring, Concrete Driveway, Double Garage Detached, Garage

Faces Front, Insulated

of Garages 2

Interior

Interior Features No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s),

Closet Organizers, Vinyl Windows, Kitchen Island

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Free Standing, Wood Burning Stove, Basement

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard

Roof Asphalt Shingle

Construction Brick, Stucco

Foundation Poured Concrete

Additional Information

Date Listed June 5th, 2025

Days on Market 16 Zoning R1

Listing Details

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.