

# \$1,069,000 - 5830 45 Avenue, Red Deer

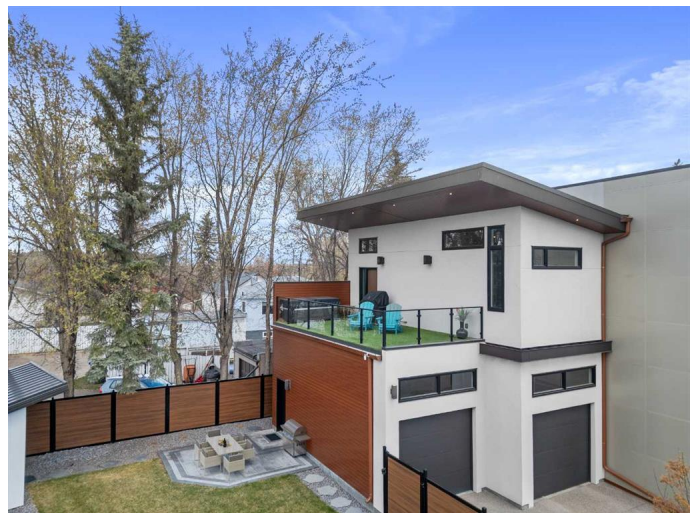
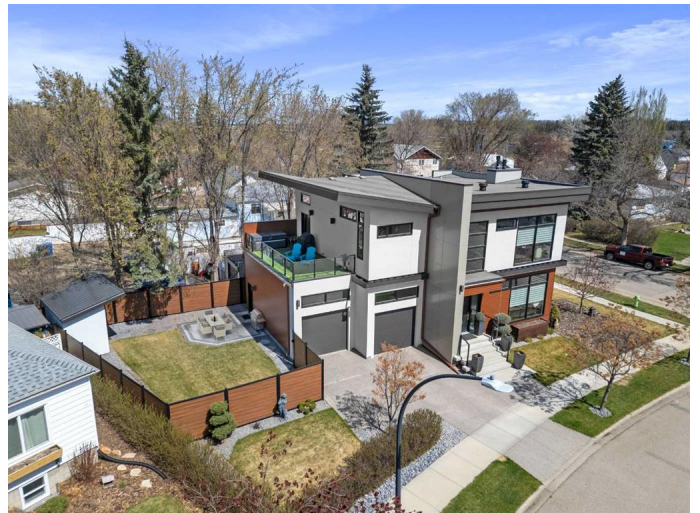
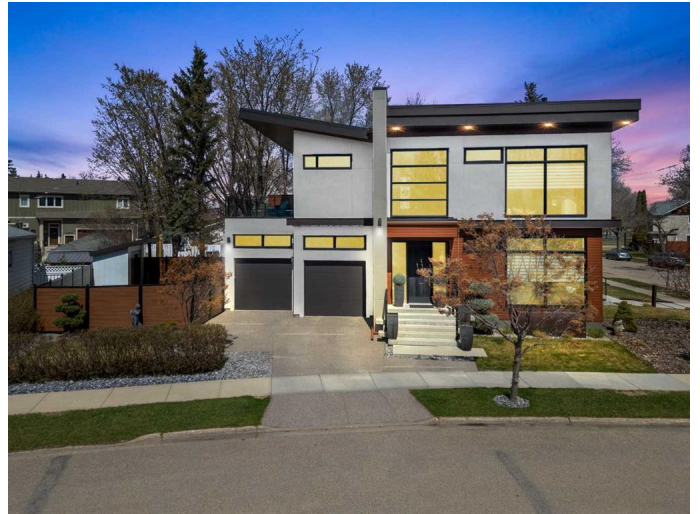
MLS® #A2214731

**\$1,069,000**

3 Bedroom, 4.00 Bathroom, 2,241 sqft  
Residential on 0.12 Acres

Waskasoo, Red Deer, Alberta

A modern masterpiece. Unlike any other home in Red Deer. This property is located on a tree lined street down by the Red Deer River where every detail was thoughtful. Truly a showstopper, inside and out. The curb appeal is the complete package - pitched roof lines & black trimmed windows from floor to ceiling, several convenient touches such as irrigation right to the flower pots on the front steps, exposed aggregate driveway and professional landscaping. The main floor plan of this home is purposeful and intricate in detail throughout. Gather in the spacious living room with beautiful natural lighting and powered window treatments for privacy. The stunning vertical fireplace will definitely set the mood into the dining area and the kitchen area as well. They say kitchens are the heart of a home and this one is generous! Subzero & Wolf Appliances. Waterfall quartz island with an undermounted sink, seating & additional cabinetry space. You'll love all the toe-kick & recessed lighting details, the abundant wine rack w/ brick wall compliments to match the fireplace & kitchen feature wall. A window light backsplash will have you enjoying every morning with the sun shining through as you prepare breakfast. To finish off the heart of the home; you'll appreciate the cabinetry to the ceiling & ornamental light fixtures. Upstairs will take your breath away. The primary suite does not disappoint. An expansive space complete with a large walk-in closet; a 6pc. ensuite bathroom including a water closet. The custom



tiled shower with full glass enclosure if you wish to add a steam unit. A soaker tub with a ceiling fill right next to the double sided fireplace so you can relax in every corner. The floating vanity is a true statement piece with double sinks, wall mounted taps and designer tile right to the ceiling. Now imagine waking up and smelling a fresh pot of hot coffee brewed right from your fully equipped wet bar just steps from your bed. Next imagine taking a step further out onto your beautiful upper deck with tree line views of the River. Enjoy the hot tub or simply sit and listen to the birds. To finish the second floor you'll find another large sized bedroom/home office and another full bathroom. This bathroom features stunning tile features and vaulted ceiling for a grand feel. The lower level of this home is fully finished with a theatre area including a 120' screen + projector and tiered seating. There's also a dedicated workout/sauna space, plus another bedroom and bathroom perfectly suitable for guests or perhaps a family member who craves their own space. Other features of this home include: a custom built wood staircase, metal railings entirely custom to this home, built in stair lighting, central AC, heated garage with epoxy floors, custom built shed to match main exterior, Californian vinyl fencing, Sonos built-in sound system, water softener, several built-in storage features and so much more you'll have to book a viewing to soak it all in.

Built in 2017

### **Essential Information**

MLS® #	A2214731
Price	\$1,069,000
Bedrooms	3
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,241
Acres	0.12
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	5830 45 Avenue
Subdivision	Waskasoo
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3M3

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Humidifier, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings, Wine Refrigerator, Induction Cooktop
Heating	In Floor, Forced Air, Natural Gas, Combination
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Double Sided, Family Room, Gas, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Garden, Lighting, Other
Lot Description	Corner Lot, Garden, Irregular Lot, Landscaped, Street Lighting, Treed, Underground Sprinklers, Yard Lights
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 29th, 2025
Days on Market	1
Zoning	R1

### **Listing Details**

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.