

# **\$349,000 - 3314 44a Avenue, Red Deer**

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MLS® #A2250399

## **\$349,000**

4 Bedroom, 2.00 Bathroom, 1,009 sqft

Residential on 0.15 Acres

Mountview, Red Deer, Alberta

This is a Solid and cared for BUNGALOW with 4 BDRMS, 2 BATHS and a DOUBLE GARAGE. A Great location in Mountview subdivision close to SCHOOL and RECREATION amenities, also close to the south hill city area. The home has 3 bedrooms main floor , dining area , bright living room with hardwood floors , kitchen has lots of white of cabinetry. and includes appliances. Main bathroom has some upgrades. Vinyl windows on main floor , Back entrance leads to basement , has a 3 pce bathroom, good size rumpus room, one bedroom , cold storage, flex space area and laundry furnace room. Basement windows are a good size . Includes washer and dryer . Upgraded HWT . Lennox whisper heat furnace ( see Atco inspection ) . Hail resistant Stucco exterior . Spacious yard w/ mature trees ,raised garden ,many perennials , Rasberries etc. Large RV parking area with gate . The garage is drywalled, insulated, power with garage door opener , also has extra (upper window )for access to the attic. RPR July 24/90 which shows original garage which seller extended and rebuilt in to a double garage (see permits in file on kitchen table ) 16x7 ft insulated door with auto door opener. Covered swing stays. House shingles 30 yr, installed 2008 , garage resingled 2018. So many pluses.

Built in 1961

## **Essential Information**



|                |             |
|----------------|-------------|
| MLS® #         | A2250399    |
| Price          | \$349,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,009       |
| Acres          | 0.15        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3314 44a Avenue |
| Subdivision | Mountview       |
| City        | Red Deer        |
| County      | Red Deer        |
| Province    | Alberta         |
| Postal Code | T4N3J8          |

### Amenities

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                           |
| Parking        | Additional Parking, Alley Access, Double Garage Detached, Off Street, RV Access/Parking, Garage Door Opener |
| # of Garages   | 2                                                                                                           |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Vinyl Windows         |
| Appliances        | Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | None                                                                            |
| Fireplaces        | None                                                                            |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full                                                                  |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Garden, Private Yard                    |
| Lot Description   | Back Lane, Back Yard, Landscaped, Treed |
| Roof              | Asphalt Shingle                         |
| Construction      | Stucco, Wood Frame, Veneer              |
| Foundation        | Poured Concrete                         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 4                 |
| Zoning         | R-L               |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Century 21 Advantage |
|----------------|----------------------|

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