



GRASSROOTS
REALTY GROUP

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5129 44 Avenue
Red Deer, Alberta

MLS # A2252250



\$394,000

Division:	Woodlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,071 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Level, Many		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Natural Woodwork, Track Lighting		

Inclusions: 2-way Coleman, Gazebo, Furniture (see notes), pool table & cues & balls, window coverings

Visit REALTOR® website for additional information. Welcome to this well-kept, updated bi-level boasting a gorgeous private yard oasis, a single detached garage in the back, fully finished interior, and—nestled in one of Red Deer's most desirable treed neighbourhoods, Woodlea. Flooded with natural light from large windows, the inviting main living area sets the tone with warmth and charm. The spacious kitchen has natural wood cabinetry, blending functionality with classic style. 2 comfortable bedrooms and a full 4-piece bath complete the main floor. Downstairs, the fully finished basement offers a recreation space, laundry and an additional bedroom with access to a spa-like 4-piece bathroom. Indulge in relaxation with a jetted tub enhanced by mood lighting or rejuvenate in the separate steam shower—your own private retreat at home. Outdoors is where this property truly shines. The gorgeous landscaped yard is a private paradise with mature trees, raspberry bushes, and a watering system for easy care. Entertain in style on the patio with a built-in gas line, gazebo, and a Coleman dual-fuel BBQ (charcoal & gas) included. Whether hosting friends or enjoying a quiet evening, this yard feels like a hidden getaway. This property offers the perfect blend of comfort, beauty, and practicality—an exceptional find for those seeking a home that feels like a retreat without leaving the city.