



3205 44A Avenue  
Red Deer, Alberta

MLS # A2255137



**\$439,900**

**Division:** Mountview

**Type:** Residential/House

**Style:** Bungalow

**Size:** 1,109 sq.ft. **Age:** 1961 (65 yrs old)

**Beds:** 4 **Baths:** 2

**Garage:** Double Garage Detached, Off Street

**Lot Size:** 0.15 Acre

**Lot Feat:** Back Lane, Back Yard, Lawn

**Heating:** Forced Air

**Water:** -

**Floors:** Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stucco, Wood Siding

**Zoning:** R-L

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Separate Entrance

**Inclusions:** Basement fridge, stove, dishwasher

Welcome to this fantastic legal suite in the desirable Mountview neighbourhood! Situated on a generous lot, this property features a fully legal basement suite and a large detached garage, offering flexibility, functionality, and added value. The main floor suite offers 3 spacious bedrooms and 1 full bath, with bright living areas and a functional kitchen — perfect for a family or owner-occupier. Downstairs, the legal basement suite includes 1 bedroom, a 3-piece bathroom, and a comfortable living space, along with a bonus oversized storage room that tenants will appreciate. Shared laundry is conveniently located in a common area downstairs. Outside, enjoy the benefits of a large lot with ample yard space and a detached garage, ideal for additional storage, parking, or workshop use. This Mountview gem checks all the boxes.