



**GRASSROOTS**  
REALTY GROUP

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**3205 44A Avenue  
Red Deer, Alberta**

**MLS # A2255137**



**\$459,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,109 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

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

**LEGAL SUITE!** Welcome to this fantastic investment or multi-generational living opportunity 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 &mdash; 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. Whether you're looking for a mortgage helper, multigenerational living, or a solid income property in a desirable neighbourhood, this Mountview gem checks all the boxes.