



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.