



GRASSROOTS
REALTY GROUP

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3742 44 Avenue
Red Deer, Alberta

MLS # A2285525



\$749,500

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,248 sq.ft.	Age:	1952 (74 yrs old)
Beds:	3	Baths:	1
Garage:	220 Volt Wiring, Garage Door Opener, Garage Faces Side, Heated Garage, In		
Lot Size:	0.34 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, No Animal Home, No Smoking Home		

Inclusions: Fridge, stove, dishwasher, microwave

Welcome to this exceptional opportunity in prestigious Mountview! Situated on an expansive 14653 sq ft lot, this property offers incredible flexibility. Whether you're envisioning a custom build or seeking your own private retreat within the city, this is the space to make it happen. Set on a beautiful, tree-lined street where mature canopies create charm and privacy, the property already features a 1,000 sq ft triple-car garage at the rear with convenient back alley access. The garage is fully insulated and equipped with in-floor heating, 10' ceilings, framed in for two more garage doors and a skylight that fills the space with natural light—ideal for hobbyists, car enthusiasts, or additional workspace. Enjoy breathtaking sunrises to the east and stunning sunsets over the west-facing backyard. The 1,200 sq ft bungalow offers two spacious decks—one south-facing and one west-facing—perfect for capturing sunlight throughout the day. Inside, you're welcomed by a bright, inviting kitchen that flows seamlessly into the dining and living areas. The main level also features a bedroom, a full bathroom, and a generous sunroom highlighted by beautiful stained-glass details. The lower level is partially finished and includes a large recreation room, two additional bedrooms, and a utility room. (Flooring can be completed upon request.) Picture yourself relaxing on the private west-facing deck, soaking up the sun, firing up the BBQ or smoker, and enjoying views of your expansive yard and tranquil pond. This is a rare opportunity to own a truly special property in one of Mountview's most desirable locations.