



3702 44 Avenue
Red Deer, Alberta

MLS # A2295344



\$410,000

Division:	Mountview		
Type:	Residential/House		
Style:	2 Storey		
Size:	725 sq.ft.	Age:	1946 (80 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Level, ...		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Veneer	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: NA

Loved by the same owners for over 52 years, this fully developed Mountview home is ready to welcome its next owner. Sitting on a massive 10,472 sq. ft. southwest facing lot, this property is a gardener's dream, complete with a matching garden shed, mature landscaping, and plenty of space to grow. Inside, you'll find 3 bedrooms and thoughtful updates throughout, including egress basement windows, a new basement bathroom (2025), and a wet bar. Recent mechanical upgrades include a new furnace and hot water tank (2025). A detached single garage completes the package. This truly is a rare find in Mountview, charming, cared-for, and ready for its next chapter.