



**44 White Avenue
Red Deer, Alberta**

MLS # A2296729



\$449,900

Division:	Westlake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,017 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Low Maintenance Lar		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters		

Inclusions: swing set in back yard, window coverings, disconnected water softner, AC unit

Perfect starter home in the highly desirable neighbourhood of Westlake — a community known for its beautiful trail systems, quick access to Heritage Ranch, proximity to Red Deer Polytechnic, and its quiet, family-friendly atmosphere. This fully developed bi-level offers a functional layout with 4 bedrooms, 2 full bathrooms, AC and a good-sized yard with back-alley access. The main floor features a bright living room and a spacious, vinyl plank flooring, recently renovated kitchen complete with stainless steel appliances, floor sweep, a raised eating bar, new laminate counters, and a new sink. From the dining area, step out onto the two-tiered 12’ decks overlooking the fully fenced and landscaped yard. The primary bedroom, an additional bedroom, and a 4-piece bathroom with a new faucet, new countertop, new tile, and a refinished cabinet complete the main level. The fully developed basement adds excellent living space with a large family room, 2 bedrooms, laminate flooring, storage and another 4-piece bathroom. The backyard has a firepit area as well as a swing set playground with a rubber base. Recent upgrades include: Shingles (2019), hot water tank (2019), washer & dryer (2019), top-screen fridge (2023), new fence (2023), microwave (2024), new decks & front porch (2024), furnace ducts cleaned (Jan 2026), furnace replaced (2026), new paint throughout (2026), new kitchen sink and laminate counters in the kitchen (2025). This home offers tremendous value in one of Red Deer’s most sought-after locations. Westlake residents enjoy exceptional walkability, Shaw or Telus fibre-optic connectivity, strong cell coverage, and immediate access to nature making it ideal for students, professionals, families, and outdoor enthusiasts alike.