



3725 45 Street
Red Deer, Alberta

MLS # A2298716



\$354,900

Division:	Eastview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	767 sq.ft.	Age:	1947 (79 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating: Forced Air, Natural Gas

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco

Zoning: R-D

Foundation: Block

Utilities: -

Features: See Remarks

Inclusions: Fridge, stove, washer, dryer, garage door opener.

Welcome to this newly renovated home located in the desirable Eastview neighbourhood! This 4-bedroom, 2-bathroom property offers a functional layout with plenty of space for the whole family. The main floor features a large, bright living room with oversized windows that allow for an abundance of natural light. The main floor features 2 bedrooms and a 4 pce bath. An abundance of windows in the lower level continue the bright and open feel throughout the home. The basement has a separate entrance, a wet bar, 2 more bedrooms and a 3 pce bath. Recent renovations provide a fresh, modern touch, making this home move-in ready. The south-facing back deck overlooks a spacious, fully fenced yard—perfect for outdoor enjoyment, entertaining, or family activities. The property also includes a large detached garage, offering ample parking and storage. Ideally located less than a block from Joseph Welsh Elementary School and within walking distance to Eastview Middle School, this home is also close to grocery stores, restaurants, and other everyday amenities. This is a fantastic opportunity to own a well-updated home in a convenient, family-friendly location.