



**3725 45 Street**  
**Red Deer, Alberta**

**MLS # A2298716**



**\$359,900**

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

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	Block
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-D
<b>Utilities:</b>	-

**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.