



**3505 45 Avenue  
Red Deer, Alberta**

**MLS # A2301803**



**\$299,000**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	877 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Concrete Driveway, Garage Faces Front, Other, Single Ga		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	9-38-27-W4
<b>Exterior:</b>	Concrete, Other, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, See Remarks, Separate Entrance, Sump Pump(s), Vinyl Windows		

**Inclusions:** garage opener

Welcome to this charming and affordable bungalow located in the highly desirable Mountview neighborhood of Red Deer! Built in 1953, this well-maintained home offers 867 sq.ft. of comfortable living space and sits on a generous 7,505 sq.ft. lot, providing space, privacy, and endless potential. Step inside and you'll appreciate the original hardwood flooring, adding warmth and timeless character throughout the main level. The home features 2 spacious bedrooms up and 1 bedroom down - there is room to add another bedroom in the basement, along with 1 full bathroom on each level, making it ideal for families, first-time buyers, or investors. The bedrooms are all a great size, and the layout is functional and inviting. The kitchen offers original cabinetry with a practical design and overlooks the backyard - perfect for keeping an eye on kids or enjoying your outdoor space. Downstairs, you'll find good ceiling height, updated flooring, and a versatile living area that can serve as a family room, office, or guest space. This property truly shines outdoors! The oversized lot is a gardener's dream, offering incredible opportunity for landscaping, entertaining, or future development. The yard is partially fenced, requiring only minimal finishing between the deck and garage to be fully enclosed. There is also a 24' x 14' detached garage with a garage door opener for added convenience. A separate rear entry from the deck adds flexibility and potential. Deck size is Recent updates include: shingles replaced in recent years, bathroom upgrades with tile finishes, updated basement flooring, a new garage door opener, and improved drainage, which involved installing extended downspouts, a sump pump, and completing the grading. The home did experience some water during heavy rains in the past; however, steps were taken by the previous

owner to address the issue and improve water management. Located in a mature and sought-after neighbourhood, Mountain View offers tree-lined streets, larger lots, and a welcoming community feel. You'll love being just minutes from Bower Place Shopping Centre, one of the city's main retail hubs with shopping, dining, and everyday amenities. For outdoor enthusiasts, you're close to Red Deer's incredible trail system, connecting you to parks, green spaces, and scenic walking and biking paths throughout the city. Whether it's a morning walk, an evening bike ride, or weekend adventures, this location supports an active lifestyle. Affordable, full of character, and in a fantastic location - this is an excellent opportunity to own a solid home in one of Red Deer's most established communities!