



**GRASSROOTS**  
REALTY GROUP

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**3305 44A Avenue  
Red Deer, Alberta**

**MLS # A2194352**



**\$475,000**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,300 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Garden, L		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** Electric rage x2 , Washer and Dryer X 2 , Fridge x 2. Hot Tub (As it is)

Introducing a stunning gem in the highly desirable Mountview community! This beautifully renovated home is move-in ready and offers a perfect blend of comfort, style, and functionality. With 3 spacious bedrooms and 2 full bathrooms on the main floor, plus an additional 2 bedrooms, 1 full bath, and a separate entrance in the basement, this home provides plenty of space for a growing family. The basement also features its own kitchen and laundry. Throughout the home, you'll find gorgeous hardwood plank flooring and exquisite stonework and tiling that enhance the overall charm. The modern kitchen is a chef's dream, complete with soft-close cabinets and drawers, BRAND -NEW STAINLESS STEEL APPLIANCES, and thoughtful design to make meal prep a breeze. The home also features a NEW FURNACE, HOT WATER TANK and ALL-NEW PLUMBING, ensuring peace of mind and efficiency for years to come. The master suite is a relaxing retreat, offering a full ensuite with a beautifully tiled shower. Downstairs, the large family room is perfect for entertaining or relaxing, with additional storage space and another full bathroom for convenience. Step outside to a serene backyard that's ideal for outdoor activities or enjoying peaceful moments. The double detached, heated garage ensures your vehicles stay warm and protected during the winter months. With its prime location, exceptional design, and thoughtful features, this home is a must-see. Don't miss out on the opportunity to make it yours!