

# \$850,000 - 3715 44a Avenue, Red Deer

MLS® #A2248365

**\$850,000**

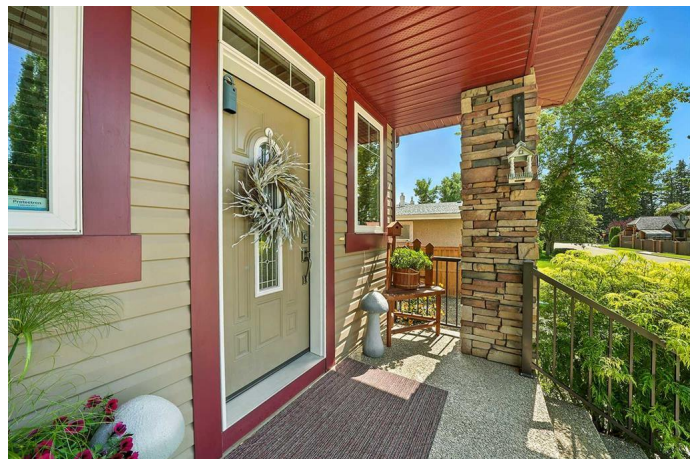
3 Bedroom, 3.00 Bathroom, 2,131 sqft  
Residential on 0.25 Acres

Mountview, Red Deer, Alberta

Offered for the first time on the market, this custom-built 2013 home sits on a mature lot in a quiet close in the highly sought-after neighbourhood of Mountview. With over 1,950 sq.ft. of above-grade living space, this property blends modern design with timeless charm. You™re welcomed by a picturesque covered front veranda into a bright, inviting foyer that sets the tone for the home. The main floor boasts an open-concept layout with the heart of the home the kitchen featuring custom maple cabinetry to the ceiling, stainless steel appliances including a gas stove, a large island, pantry, and a granite sink perfectly positioned to overlook the stunning backyard. The dining area flows seamlessly into the living room, creating the ideal space for entertaining.

Off the fully finished garage, you™ll find a functional mudroom with built-in lockers, a home office with views of the close, and a convenient 2-piece bath. Upstairs offers three spacious bedrooms, a family room, and separate laundry. The primary suite is a true retreat with matching custom cabinetry in the ensuite, a tiled stone shower, built-in laundry hampers, and dressing room.

The unfinished basement is ready for your personal touch with 9 foot ceilings. Outside, the east-facing yard is a showstopper – featuring a large covered deck with gas hookups and a bonus 25.2 x 27.4 Second heated Garage for toys, hobbies, or a home gym, many easy to manicure garden beds with



perennials and easy to maintain trees. This yard is private and over 10,000 sqft of your own piece of paradise.  
Pristine and lovingly maintained, this home is a rare opportunity in a location the sellers have cherished for decades.

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248365    |
| Price          | \$850,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,131       |
| Acres          | 0.25        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 3715 44a Avenue |
| Subdivision | Mountview       |
| City        | Red Deer        |
| County      | Red Deer        |
| Province    | Alberta         |
| Postal Code | T4N 3K5         |

**Amenities**

|                |                                                                                                                                                |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                              |
| Parking        | Aggregate, Alley Access, Double Garage Attached, Double Garage Detached, Front Drive, Heated Garage, Oversized, Parking Pad, RV Access/Parking |
| # of Garages   | 4                                                                                                                                              |

**Interior**

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings               |
| Heating           | Forced Air, Natural Gas                                                                   |
| Cooling           | None                                                                                      |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Electric                                                                                  |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Unfinished                                                                          |

## Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Garden, Private Yard, Storage, Covered Courtyard              |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Private |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                      |
| Foundation        | Poured Concrete                                                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 21                |
| Zoning         | R-L               |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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