

# \$639,900 - 3746 44 Avenue, Red Deer

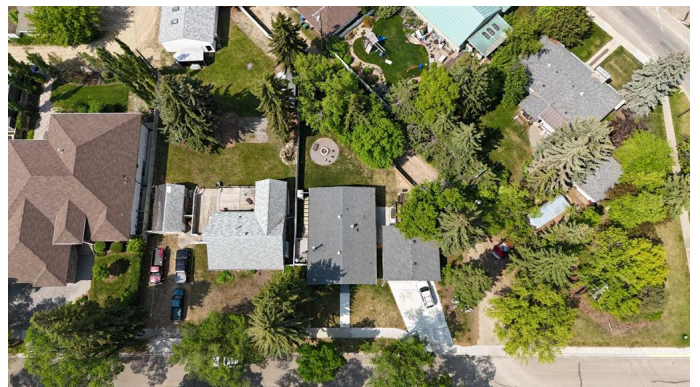
MLS® #A2189459

**\$639,900**

4 Bedroom, 3.00 Bathroom, 1,338 sqft  
Residential on 0.18 Acres

Mountview, Red Deer, Alberta

Welcome to 3746 44 Avenue situated in one of Red Deer's most sought after neighborhoods, steps away from Waskasoo Creek, Barrett Park and walking distance to Rotary park and Kin Canyon. This STUNNING professionally renovated bungalow with a 24x24 insulated garage & RV Parking is sure to impress. Boasting 4 bedrooms (3 up / 1 down) and impeccable finishings throughout. You are welcomed into this home by the spacious, sunny and open kitchen featuring an oversized island perfect for entertaining, an abundance of white cabinets and stainless steel appliances. The oversized front windows allow natural light to flood into the living room and adjacent dining room which continues seamlessly outside to a large private deck. The west facing yard has been meticulously maintained and includes garden beds, large firepit, storage shed & optional RV parking accessed by the rear rolling gate! The primary bedroom accommodates a king sized bed, provides you with a lovely 3pc ensuite and a beautiful walk-in closet equipped with custom cabinetry. Two additional bedrooms and a charming 4pc bathroom complete the main floor. The large basement footprint ~ a massive family room includes a custom \$15,000 free standing wood burning fireplace & provides enough space for not only an entertainment area but also options for a personal gym, future bar or pool table! The 4th bedroom is perfect for a teenager looking for their own space or spare room for guests. The



basement also includes an oversized 3pc bathroom large enough to add your very own sauna. Storage space is plentiful in the laundry/utility room and 2nd storage room with a sink. In terms of upgrades everything has been updated including ~ triple pane windows, plumbing, furnace, HWT, electrical, exterior, garage w/insulation & driveway, professional landscaping, gas line for future heat in the garage, soffit, fascia and SO much more. This home has to be seen in person to be truly appreciated!

Built in 1964

### **Essential Information**

MLS® #	A2189459
Price	\$639,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,338
Acres	0.18
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	3746 44 Avenue
Subdivision	Mountview
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3H5

### **Amenities**

Parking Spaces	4
Parking	220 Volt Wiring, Concrete Driveway, Double Garage Detached, Garage

Faces Front, Insulated  
# of Garages 2

### Interior

Interior Features Open Floorplan, Walk-In Closet(s), Closet Organizers, Vinyl Windows, Kitchen Island, No Smoking Home, Quartz Counters  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Range Hood, Washer, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Basement, Free Standing, Wood Burning Stove  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Front Yard, Back Lane  
Roof Asphalt Shingle  
Construction Brick, Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed June 5th, 2025  
Days on Market 10  
Zoning R1

### Listing Details

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.