

# \$619,900 - 3528 44a Avenue, Red Deer

MLS® #A2239231

**\$619,900**

4 Bedroom, 3.00 Bathroom, 1,210 sqft  
Residential on 0.24 Acres

Mountview, Red Deer, Alberta

Warm & welcoming Home on a huge lot in beautiful Mountview ! This lovingly updated 1,210 sq. ft. bi-level is tucked away on a massive 10,000+ sq. ft. lot in one of Mountview's most sought after locations - close to parks, schools and everyday essentials like the grocery store. Surrounded by gorgeous mature trees and thoughtfully landscaped front and back yards, this property offers space and a calm, relaxed feel that's hard to find. Inside, the home is full of custom cabinetry and built-in shelving throughout, offering loads of practical storage with a timeless look that makes the space feel, warm and inviting. The kitchen is a true highlight with custom cabinets and durable concrete cement countertops - designed to stand the test of time and work beautifully for both everyday meals and weekend hosting. The primary bedroom features a full ensuite bathroom, giving a cozy and private space to unwind at the end of the day. Other great features include central air conditioning, a high efficiency furnace, and an on demand Rinnai hot water system for year round comfort and peace of mind. This home has been well cared and it really shows. With it's combination of charm, smart updates and an unbeatable location, it's a rare find you won't want to miss. There is an assumable mortgage with National Bank with a balance of approximately \$ 332,700 at 4.4 %

Built in 1972



## Essential Information

MLS® #	A2239231
Price	\$619,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,210
Acres	0.24
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	3528 44a Avenue
Subdivision	Mountview
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3K3

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings, Gas Cooktop
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Balcony  
Lot Description Landscaped, Standard Shaped Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed July 10th, 2025  
Days on Market 25  
Zoning R-L

## Listing Details

Listing Office RE/MAX real estate central alberta

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