

# \$429,900 - 5336 45 Avenue, Red Deer

MLS® #A2249384

**\$429,900**

4 Bedroom, 3.00 Bathroom, 1,260 sqft

Residential on 0.19 Acres

Woodlea, Red Deer, Alberta

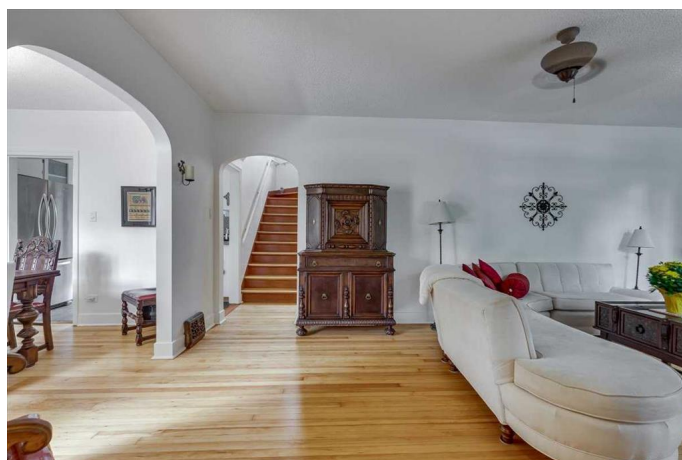
Step into timeless charm with this beautifully maintained 1.5-storey character home in Red Deer's desirable downtown core. Offering over 1,260 sq. ft. above grade and a fully finished basement, this property combines classic features with modern comfort across three levels of living space.

Inside, the sun-filled living room welcomes you with hardwood floors and arched doorways that flow seamlessly into the elegant dining area. The bright kitchen features updated cabinetry, granite counters, and stainless steel appliances, while large windows invite natural light and views of the mature trees outside.

The main floor also hosts a cozy primary bedroom and a full 4-piece bath. Upstairs, you'll find two additional bedrooms and another full bath, providing the perfect retreat for family or guests.

The lower level offers excellent flexibility with a recreation room, additional bedroom, 3-piece bath, and even a second kitchen—ideal for extended family living or future suite potential. A laundry area, storage rooms, and direct access to the attached garage complete the basement.

Outdoors, the inviting front porch and maturely landscaped lot create a private oasis, perfect for relaxing or entertaining. With its central location, this home is within walking distance



to parks, schools, shopping, and Red Deer’s vibrant downtown amenities.

Built in 1950

**Essential Information**

MLS® #	A2249384
Price	\$429,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,260
Acres	0.19
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

**Community Information**

Address	5336 45 Avenue
Subdivision	Woodlea
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3L5

**Amenities**

Parking Spaces	3
Parking	Garage Door Opener, Single Garage Attached, Garage Faces Rear
# of Garages	1

**Interior**

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas, EPA Certified Wood Stove
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 17th, 2025
Days on Market	1
Zoning	R-L

## Listing Details

Listing Office	Century 21 Advantage
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