

# **\$485,000 - 3515 45 Avenue, Red Deer**

MLS® #A2263847

**\$485,000**

4 Bedroom, 2.00 Bathroom, 1,408 sqft

Residential on 0.24 Acres

Mountview, Red Deer, Alberta

FULLY DEVELOPED 4 BEDROOM, 2 BATHROOM 1.5 STOREY IN MATURE MOUNTVIEW ~ LOCATED ON A MASSIVE DOUBLE LOT WITH MATURE LANDSCAPING ~ DETACHED GARAGE WITH A LARGE WORKSHOP ~ OVERSIZED FRONT DRIVE WITH SPACE FOR AN RV ~ West facing front veranda overlooks the front yard ~ The living room features hardwood flooring, a wood burning stove and a large west facing picture window that fills the space with natural light ~ Easily host large gatherings in the dining room that features a convenient pass through opening to the kitchen, plus garden door access to the large deck (w/ composite deck board) and backyard ~ The kitchen offers plenty of white cabinets, full tile backsplash, ample counter space, window above the sink overlooking the backyard, stainless steel appliances, tile floors and a wall pantry offering additional storage space ~ Main floor bedroom can easily accommodate a king size bed plus furniture and features hardwood flooring and a wall of built in's cabinets and shelving ~ Sunny 4 piece main bath ~ The upper level offers two large bedrooms with ample closet space and large windows, a den/flex room, and a 2 piece bathroom with an oversized vanity ~ The basement has a spacious family room with built in shelving, a generous size bedroom, laundry with a sink and folding counter, with space for storage throughout ~ The beautiful backyard is fully fenced, has tons of space,



mature tress, shrubs and perennials, 2 sheds, a large upper deck, lower deck with a pergola, and tons of grassy yard space ~ Detached garage is insulated, finished with painted drywall, and has am attached workshop with built in shelving ~ Located in a mature, well established neighbourhood with easy access to great schools, parks, shopping, walking trails and more plus easy access to downtown, Red Deer Poly, and all other amenities.

Built in 1947

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2263847          |
| Price          | \$485,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,408             |
| Acres          | 0.24              |
| Year Built     | 1947              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 3515 45 Avenue |
| Subdivision | Mountview      |
| City        | Red Deer       |
| County      | Red Deer       |
| Province    | Alberta        |
| Postal Code | T4N 3K7        |

### **Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 3                                            |

|         |                                                                                                                 |
|---------|-----------------------------------------------------------------------------------------------------------------|
| Parking | Additional Parking, Front Drive, Off Street, Single Garage Detached, Insulated, See Remarks, Workshop in Garage |
|---------|-----------------------------------------------------------------------------------------------------------------|

|              |   |
|--------------|---|
| # of Garages | 1 |
|--------------|---|

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Central Vacuum, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
|-------------------|-------------------------------------------------------------------------------------------------|

|            |                                                                          |
|------------|--------------------------------------------------------------------------|
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
|------------|--------------------------------------------------------------------------|

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

|         |      |
|---------|------|
| Cooling | None |
|---------|------|

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

|                 |   |
|-----------------|---|
| # of Fireplaces | 1 |
|-----------------|---|

|            |                                       |
|------------|---------------------------------------|
| Fireplaces | Living Room, Wood Burning Stove, Tile |
|------------|---------------------------------------|

|              |     |
|--------------|-----|
| Has Basement | Yes |
|--------------|-----|

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Other, Private Entrance, Private Yard, Storage |
|-------------------|------------------------------------------------|

|                 |                                                                                             |
|-----------------|---------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level, Many Trees, Rectangular Lot |
|-----------------|---------------------------------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                         |
|--------------|-------------------------|
| Construction | Wood Frame, Wood Siding |
|--------------|-------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 10th, 2025 |
|-------------|--------------------|

|                |   |
|----------------|---|
| Days on Market | 6 |
|----------------|---|

|        |     |
|--------|-----|
| Zoning | R-L |
|--------|-----|

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Lime Green Realty Central |
|----------------|---------------------------|

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