

\$449,900 - 3205 44a Avenue, Red Deer

MLS® #A2255137

\$449,900

4 Bedroom, 2.00 Bathroom, 1,109 sqft

Single Family on 0.15 Acres

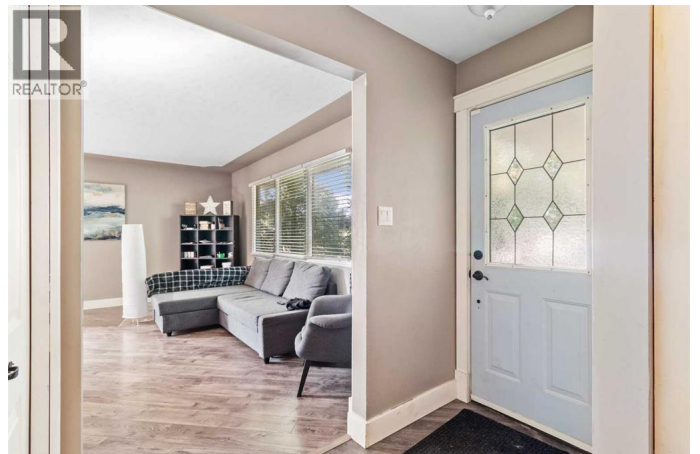
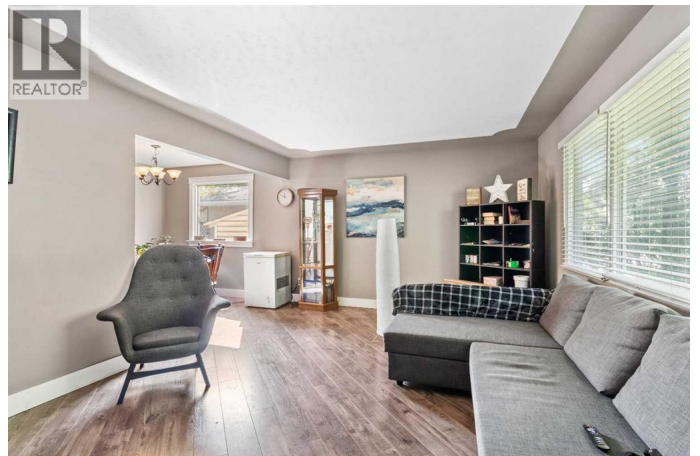
Mountview, Red Deer, Alberta

Welcome to this fantastic legal suite in the desirable Mountview neighbourhood! Situated on a generous lot, this property features a fully legal basement suite and a large detached garage, offering flexibility, functionality, and added value. The main floor suite offers 3 spacious bedrooms and 1 full bath, with bright living areas and a functional kitchen – perfect for a family or owner-occupier. Downstairs, the legal basement suite includes 1 bedroom, a 3-piece bathroom, and a comfortable living space, along with a bonus oversized storage room that tenants will appreciate. Shared laundry is conveniently located in a common area downstairs. Outside, enjoy the benefits of a large lot with ample yard space and a detached garage, ideal for additional storage, parking, or workshop use. This Mountview gem checks all the boxes. (id:6289)

Built in 1961

Essential Information

Listing #	A2255137
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,109
Acres	0.15
Year Built	1961
Type	Single Family



Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3205 44a Avenue
Subdivision	Mountview
City	Red Deer
Province	Alberta
Postal Code	T4N3J6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Detached Garage, Other
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	1
Basement	Separate entrance, Suite

Exterior

Exterior	Stucco, Wood siding
Exterior Features	Lawn
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on October 19th, 2025 at 6:01pm PDT