

3702 44 Avenue  
Red Deer, Alberta

MLS # A2295344



## \$410,000

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	725 sq.ft.	<b>Age:</b>	1946 (80 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Level,		

**Heating:** High Efficiency, Natural Gas

**Floors:** Hardwood

**Roof:** Clay Tile

**Basement:** Full

**Exterior:** Concrete, Veneer

**Foundation:** Poured Concrete

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** NA

Loved by the same owners for over 52 years, this fully developed Mountview home is ready to welcome its next owner. Sitting on a massive 10,472 sq. ft. southwest facing lot, this property is a gardener's dream, complete with a matching garden shed, mature landscaping, and plenty of space to grow. Inside, you'll find 3 bedrooms and thoughtful updates throughout, including egress basement windows, a new basement bathroom (2025), and a wet bar. Recent mechanical upgrades include a new furnace and hot water tank (2025). A detached single garage completes the package. This truly is a rare find in Mountview, charming, cared-for, and ready for its next chapter.