

3528 44A Avenue
Red Deer, Alberta

MLS # A2239231

\$619,900

Division:	Mountview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,210 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Slate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: 3 Garden sheds, Hot Tub with Cover

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 %