

**3515 45 Avenue**  
**Red Deer, Alberta**

**MLS # A2288362**



**\$479,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,408 sq.ft.	<b>Age:</b>	1947 (79 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Front Drive, Insulated, Off Street, See Remarks, Single Garage		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** DISHWASHER, REFRIGERATOR, STOVE, WASHER, DRYER, WINDOW COVERINGS

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 trees, 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 an 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.