

\$875,000 - 3715 44a Avenue, Red Deer

MLS® #A2248365

\$875,000

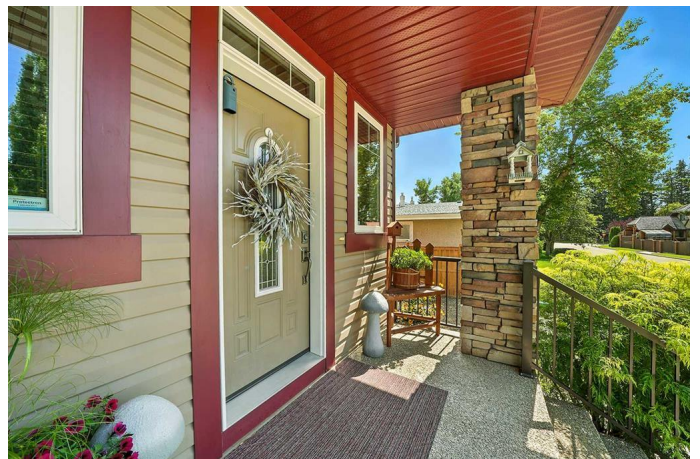
3 Bedroom, 3.00 Bathroom, 2,131 sqft
Residential on 0.25 Acres

Mountview, Red Deer, Alberta

Offered for the first time on the market, this custom-built 2013 home sits on a mature lot in a quiet close in the highly sought-after neighbourhood of Mountview. With over 1,950 sq.ft. of above-grade living space, this property blends modern design with timeless charm. You™re welcomed by a picturesque covered front veranda into a bright, inviting foyer that sets the tone for the home. The main floor boasts an open-concept layout with the heart of the home the kitchen featuring custom maple cabinetry to the ceiling, stainless steel appliances including a gas stove, a large island, pantry, and a granite sink perfectly positioned to overlook the stunning backyard. The dining area flows seamlessly into the living room, creating the ideal space for entertaining.

Off the fully finished garage, you™ll find a functional mudroom with built-in lockers, a home office with views of the close, and a convenient 2-piece bath. Upstairs offers three spacious bedrooms, a family room, and separate laundry. The primary suite is a true retreat with matching custom cabinetry in the ensuite, a tiled stone shower, built-in laundry hampers, and dressing room.

The unfinished basement is ready for your personal touch with 9 foot ceilings. Outside, the east-facing yard is a showstopper – featuring a large covered deck with gas hookups and a bonus 25.2 x 27.4 Second heated Garage for toys, hobbies, or a home gym, many easy to manicure garden beds with



perennials and easy to maintain trees. This yard is private and over 10,000 sqft of your own piece of paradise.
Pristine and lovingly maintained, this home is a rare opportunity in a location the sellers have cherished for decades.

Built in 2013

Essential Information

MLS® #	A2248365
Price	\$875,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,131
Acres	0.25
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3715 44a Avenue
Subdivision	Mountview
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3K5

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Attached, Double Garage Detached, Front Drive, Heated Garage, Oversized, Parking Pad, RV Access/Parking, Aggregate
# of Garages	4

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Yard, Storage, Covered Courtyard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	4
Zoning	R-L

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.