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

MLS® #A2255137

\$449,900

4 Bedroom, 2.00 Bathroom, 1,109 sqft Residential 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 â€" 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.

Built in 1961

Essential Information

MLS® # A2255137 Price \$449,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

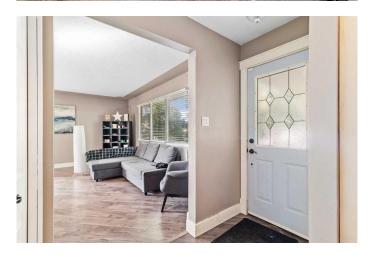
Square Footage 1,109

Acres 0.15

Year Built 1961







Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 3205 44a Avenue

Subdivision Mountview
City Red Deer
County Red Deer
Province Alberta
Postal Code T4N 3J6

Amenities

Parking Spaces 2

Parking Double Garage Detached, Off Street

of Garages 2

Interior

Interior Features Separate Entrance

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window

Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Exterior Entry, Suite

Exterior

Exterior Features Other

Lot Description Back Lane, Back Yard, Lawn

Roof Asphalt Shingle

Construction Stucco, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed September 10th, 2025

Days on Market 55
Zoning R-L

Listing Details

Listing Office Royal LePage Network Realty Corp.

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