

# \$589,900 - 3528 44a Avenue, Red Deer

---

MLS® #A2239231

**\$589,900**

4 Bedroom, 3.00 Bathroom, 1,210 sqft

Residential on 0.24 Acres

Mountview, Red Deer, Alberta

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.

Built in 1972

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2239231    |
| Price          | \$589,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,210       |
| Acres          | 0.24        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 3528 44a Avenue |
| Subdivision | Mountview       |
| City        | Red Deer        |
| County      | Red Deer        |
| Province    | Alberta         |
| Postal Code | T4N 3K3         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum                                                                                                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater |
| Heating           | Fireplace(s), Forced Air                                                                                                                            |
| Cooling           | Central Air                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                                                   |
| Fireplaces        | Gas, Living Room, Family Room                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                                      |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Lot Description   | Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                 |
| Construction      | Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 73              |
| 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.