

**3528 44A Avenue  
Red Deer, Alberta**

**MLS # A2239231**



# \$619,900

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

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

**Inclusions:** 3 Garden sheds, Hot Tub with Cover

Super Mountview home in a terrific location on a 10,000+ sq. ft. lot ! Beautiful private back yard ! This fully developed 1,210 sq. ft. bilevel has had extensive upgrades over the recent years, such as custom kitchen cabinets, cement counters, central air conditioning, high efficiency furnace, Rannai hot water tank, to name a few. This home shows very well !