

# \$485,000 - 3515 45 Avenue, Red Deer

MLS® #A2263847

**\$485,000**

4 Bedroom, 2.00 Bathroom, 1,408 sqft

Residential on 0.24 Acres

Mountview, Red Deer, Alberta

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 tress, 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.

Built in 1947

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2263847          |
| Price          | \$485,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,408             |
| Acres          | 0.24              |
| Year Built     | 1947              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3515 45 Avenue |
| Subdivision | Mountview      |
| City        | Red Deer       |
| County      | Red Deer       |
| Province    | Alberta        |
| Postal Code | T4N 3K7        |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 3                                            |

|         |                                                                                                                 |
|---------|-----------------------------------------------------------------------------------------------------------------|
| Parking | Additional Parking, Front Drive, Insulated, Off Street, See Remarks, Single Garage Detached, Workshop in Garage |
|---------|-----------------------------------------------------------------------------------------------------------------|

|              |   |
|--------------|---|
| # of Garages | 1 |
|--------------|---|

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Central Vacuum, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
|-------------------|-------------------------------------------------------------------------------------------------|

|            |                                                                          |
|------------|--------------------------------------------------------------------------|
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
|------------|--------------------------------------------------------------------------|

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

|         |      |
|---------|------|
| Cooling | None |
|---------|------|

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

|                 |   |
|-----------------|---|
| # of Fireplaces | 1 |
|-----------------|---|

|            |                                       |
|------------|---------------------------------------|
| Fireplaces | Living Room, Tile, Wood Burning Stove |
|------------|---------------------------------------|

|              |     |
|--------------|-----|
| Has Basement | Yes |
|--------------|-----|

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Other, Private Entrance, Private Yard, Storage |
|-------------------|------------------------------------------------|

|                 |                                                                                             |
|-----------------|---------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level, Many Trees, Rectangular Lot |
|-----------------|---------------------------------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                         |
|--------------|-------------------------|
| Construction | Wood Frame, Wood Siding |
|--------------|-------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 10th, 2025 |
|-------------|--------------------|

|                |    |
|----------------|----|
| Days on Market | 25 |
|----------------|----|

|        |     |
|--------|-----|
| Zoning | R-L |
|--------|-----|

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Lime Green Realty Central |
|----------------|---------------------------|

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.