

\$269,900 - 3714 45 Street, Red Deer

MLS® #A2268150

\$269,900

2 Bedroom, 1.00 Bathroom, 968 sqft
Residential on 0.15 Acres

Eastview, Red Deer, Alberta

OPPORTUNITY AWAITS IN THIS CHARMING BUNGALOW LOCATED IN THE DESIRABLE NEIGHBORHOOD OF EASTVIEW, RED DEER! This delightful 2 BEDROOM BUNGALOW is full of potential â€” ideal for FIRST TIME BUYERS ready to create their dream home and build equity, or for INVESTORS seeking a solid rental opportunity. As you step inside, youâ€™re greeted by a bright and inviting MAIN FLOOR featuring a bright & comfortable LIVING ROOM with large windows that fill the space with natural light. The layout also includes TWO COZY BEDROOMS and a spacious KITCHEN with really nice backsplash & lots of cupboards ,built-in benches with storage-perfectly blending functionality with character, a DINNING ROOM, a DEN & A FOYER. Here you'll also find a 4 pcs BATH. The FULLY FINISHED BASEMENT adds even more living space, offering a generous FAMILY ROOM, the MECHANICAL ROOM and a convenient STORAGE/LAUNDRY area, providing plenty of room for relaxation, hobbies, or projects. Step outside to enjoy the BEAUTIFULLY LANDSCAPED, FULLY FENCED BACKYARD complete with a COVERED DECK â€” ideal for summer entertaining! The yard also features TWO SHEDS, a GREEN HOUSE and a variety of mature plantings including apple trees, raspberry bushes, saskatoons, rhubarb, and a vegetable garden â€” a true haven for gardening enthusiasts. The SINGLE



ATTACHED GARAGE provides plenty of shelving & completes this great home & for your convenience, there is also a MUD ROOM. Updates over the years include NEW FLOORING throughout the main level (2022), NEW LIGHT FIXTURES in the living room and primary bedroom (2023), SHINGLES replaced in 2012, HOT WATER TANK (2007), and FURNACE (2004). The entrance and sunroom addition (1980) add even more value and charm. Located in the sought-after community of Eastview, this mature neighborhood is known for its tree-lined streets, quiet atmosphere, and strong sense of community, while being just minutes from schools, parks, shopping, and downtown Red Deer. Offering the perfect blend of affordability, potential, and location, this charming home is an incredible opportunity to invest in a great community – and MAKE IT YOUR OWN!

Built in 1958

Essential Information

MLS® #	A2268150
Price	\$269,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	968
Acres	0.15
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3714 45 Street
Subdivision	Eastview
City	Red Deer

County	Red Deer
Province	Alberta
Postal Code	T4N 1J4

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Storage
Appliances	Washer/Dryer, Freezer
Heating	Forced Air, Hot Water
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Street Lighting, Treed
Roof	Shingle
Construction	Wood Frame
Foundation	Other

Additional Information

Date Listed	October 30th, 2025
Days on Market	8
Zoning	R-D

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.