

# \$305,000 - 3814 42 Avenue, Red Deer

MLS® #A2208379

**\$305,000**

3 Bedroom, 1.00 Bathroom, 918 sqft  
Residential on 0.20 Acres

Mountview, Red Deer, Alberta

A charming white picket fence home! With classic brick facade, and a generous lot in the heart of Mountview, one of Red Deer's most beloved, tree-lined neighborhoods.

Inside, the charm continues - original hardwood flooring, a cozy and functional layout with living room, kitchen, and bathroom, and just the right amount of character. The main floor also features a bedroom: a bright, inviting space with French doors leading to a future deck - ready for morning coffees or those summer evenings under the stars with a fire roaring amongst mature trees.

Downstairs offers a blank canvas where you'll find laundry, newer windows, a bathroom rough-in, and space to create whatever fits your lifestyle. Two bedrooms upstairs!

What makes this home a true standout is all the behind the scenes work that's been done for you. Brand new furnace, on-demand hot water, updated plumbing, sewer line replaced, and a backflow valve already installed. The roof was done in 2016, and the basement windows have been replaced too... major upgrades that bring peace of mind and long-term value. The ideal homeowner is someone with vision and the know-how to finish what's been started. Turn this potential into something incredible! Opportunities like this don't come up often in Mountview. If you've got the eye and the skills, this is your



moment!

Built in 1949

### **Essential Information**

MLS® #	A2208379
Price	\$305,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	918
Acres	0.20
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	3814 42 Avenue
Subdivision	Mountview
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 2Z4

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 6th, 2025
Days on Market	12
Zoning	R1

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

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.