

# \$394,000 - 5129 44 Avenue, Red Deer

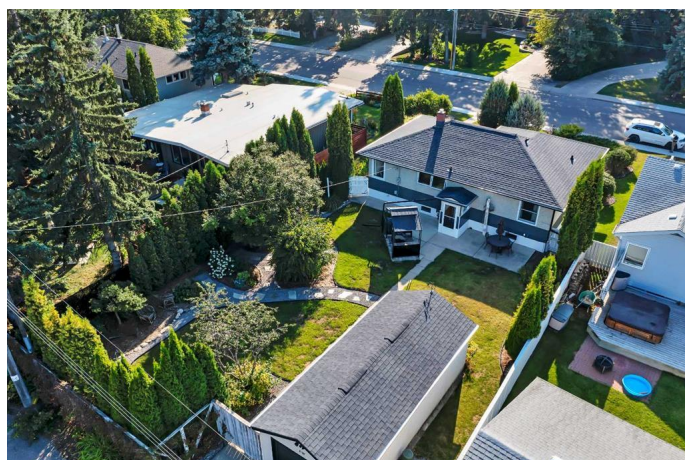
MLS® #A2252250

**\$394,000**

3 Bedroom, 2.00 Bathroom, 1,071 sqft  
Residential on 0.18 Acres

Woodlea, Red Deer, Alberta

Visit REALTOR® website for additional information. Welcome to this well-kept, updated bi-level boasting a gorgeous private yard oasis, a single detached garage in the back, fully finished interior, and “nestled in one of Red Deer’s most desirable treed neighbourhoods, Woodlea. Flooded with natural light from large windows, the inviting main living area sets the tone with warmth and charm. The spacious kitchen has natural wood cabinetry, blending functionality with classic style. 2 comfortable bedrooms and a full 4-piece bath complete the main floor. Downstairs, the fully finished basement offers a recreation space, laundry and an additional bedroom with access to a spa-like 4-piece bathroom. Indulge in relaxation with a jetted tub enhanced by mood lighting or rejuvenate in the separate steam shower—your own private retreat at home. Outdoors is where this property truly shines. The gorgeous landscaped yard is a private paradise with mature trees, raspberry bushes, and a watering system for easy care. Entertain in style on the patio with a built-in gas line, gazebo, and a Coleman dual-fuel BBQ (charcoal & gas) included. Whether hosting friends or enjoying a quiet evening, this yard feels like a hidden getaway. This property offers the perfect blend of comfort, beauty, and practicality—an exceptional find for those seeking a home that feels like a retreat without leaving the city.



Built in 1957

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252250    |
| Price          | \$394,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,071       |
| Acres          | 0.18        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 5129 44 Avenue |
| Subdivision | Woodlea        |
| City        | Red Deer       |
| County      | Red Deer       |
| Province    | Alberta        |
| Postal Code | T4N 3H9        |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Natural Woodwork, Track Lighting               |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Water Softener |
| Heating           | Forced Air                                                                        |
| Cooling           | None                                                                              |
| Fireplaces        | None                                                                              |
| Has Basement      | Yes                                                                               |
| Basement          | Finished, Full                                                                    |

## Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Outdoor Grill, Private Entrance, Private Yard, Rain Gutters                            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, Private, Gazebo |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Concrete, Stucco, Wood Frame, Wood Siding                                              |
| Foundation        | Poured Concrete                                                                        |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 13                |
| Zoning         | R-1               |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|

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