

\$615,000 - 5805 45 Avenue, Red Deer

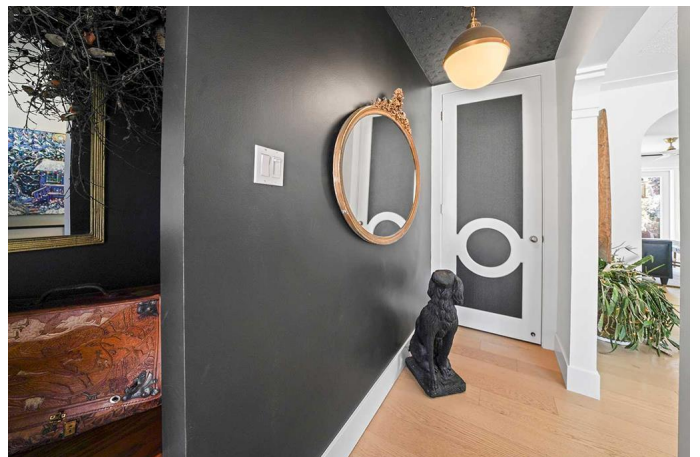
MLS® #A2198311

\$615,000

5 Bedroom, 2.00 Bathroom, 1,280 sqft
Residential on 0.24 Acres

Waskasoo, Red Deer, Alberta

Rare opportunity to own a charming historical part of Waskasoo ~ a transformed bungalow showcasing ample character, high-end finishings on a 10,000 + Sq Ft lot. The curb appeal will instantly capture your attention and draw you in! Upon entering the home the pride of ownership is immediately made evident. Incredible archways, stunning hardwood floors, large windows flooding the main floor in natural light with views of the beautiful backyard and tree lined street. The living room is a wonderful size and makes hosting simple with access to the oversized dining room and added access to the secondary seating area and the one of a kind kitchen. The kitchen features a Sub-Zero fridge, Wolf gas range, quartzite counters, a farmhouse sink and tons of additional cabinet space. There are two bedrooms located on the main floor showcasing original hardwood floors and large windows. The 4pc bathroom is a masterpiece with custom tile, newer cabinet fronts and a marble countertop and backsplash. The fully developed basement offers great functionality and potential with three bedrooms, a gorgeous 3pc bathroom and an updated kitchenette with charming subway tile backsplash, a farmhouse sink and quartz countertops. The living room is the perfect space to decompress accompanied by a gas stove which provides wonderful even heat throughout. The picturesque backyard features a new fence for added privacy, a large deck great for those Summer evenings, multiple trees and shrubs as well as access to



the double detached garage with an electric heater. So many extra's and upgrades including a HE furnace (2022), newer HWT, 50 year shingles replaced approximately 8 years ago, brand new sewer line and back water valve, upgraded stucco exterior, upgraded windows & doors, back deck and front porch and so much more than must be seen in person to be fully appreciated. This property is truly one of a kind offering a move-in ready transition for new owners!

Built in 1951

Essential Information

MLS® #	A2198311
Price	\$615,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,280
Acres	0.24
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5805 45 Avenue
Subdivision	Waskasoo
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3M1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Driveway
# of Garages	2

Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, See Remarks, Storage, Vinyl Windows
Appliances	Built-In Gas Range, Dishwasher, Range Hood, Stove(s), Washer/Dryer, Built-In Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Private, See Remarks, City Lot, Fruit Trees/Shrub(s)
Roof	Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2025
Days on Market	11
Zoning	R1

Listing Details

Listing Office	Century 21 Maximum
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