

# \$465,000 - 5825 45 Avenue, Red Deer

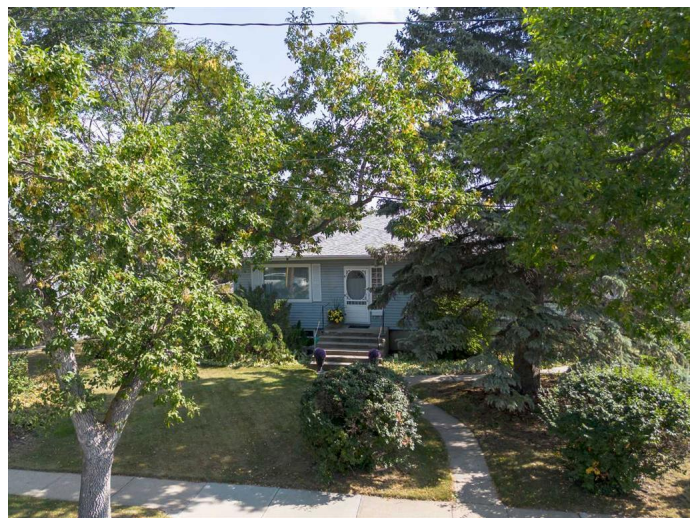
MLS® #A2255288

**\$465,000**

4 Bedroom, 2.00 Bathroom, 1,301 sqft  
Residential on 0.24 Acres

Waskasoo, Red Deer, Alberta

Discover timeless elegance and tranquil living in the heart of one of Red Deer's most cherished neighborhoods. Nestled on a beautifully landscaped 140' x 74' lot, this jewel of a home offers the perfect blend of classic character and modern comforts. Step inside to find gleaming hardwood floors, quartz countertops, and stunning mahogany built-in display cases that bring warmth and sophistication to every room. The spacious layout features a large living room, an open-concept kitchen, generously sized bedrooms, and a fully developed basement offering flexible space for family, guests or roommate use. with two bedrooms and an updated 3 pc bathroom. Outside, escape into your private backyard oasis. Surrounded by mature trees, shrubs, and perennial gardens, the fully fenced yard is ideal for relaxing or entertaining. Whether you're sipping a cool drink on the patio or enjoying the peaceful setting, this is serenity at its finest. Located just 100 meters from the riverside path system, you'll enjoy instant access to Red Deer's scenic trails. Take a short stroll to Gaetz Lake Sanctuary, Mackenzie Trails, or simply explore the charm of tree-lined Waskasoo. Additional features include a double detached garage, upgraded plumbing, security system, and ample storage throughout. Don't miss this rare opportunity to own a piece of Red Deer's most sought-after real estate. A beautiful home in a beautiful neighbourhood—come experience it for yourself! There have been



many home improvements done here including but not limited to - all plumbing updated to PEX, 40 year shingles on home (2017) and garage (2021) HWT (2022) and 9 newer windows.

Built in 1951

### Essential Information

MLS® #	A2255288
Price	\$465,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,301
Acres	0.24
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5825 45 Avenue
Subdivision	Waskasoo
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3M1

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	Vinyl Windows, Quartz Counters
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Electric Stove, Window Coverings

Heating	Forced Air, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 15th, 2025
Days on Market	51
Zoning	R-L

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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