



GRASSROOTS
REALTY GROUP

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35, 20 Alford Avenue
Red Deer, Alberta

MLS # A2219974



\$225,000

Division:	Anders Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,059 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, On Street, Paved, Plug-In, Stall		
Lot Size:	0.01 Acre		
Lot Feat:	City Lot, Corner Lot, Front Yard, Lawn, Level		

Heating:	Floor Furnace	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 315
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Vinyl Windows		

Inclusions: NA

WELCOME TO 35, 20 Alford Avenue, a bright and spacious 3-bedroom, 2-bathroom townhome nestled in the highly sought-after community of Anders Park. One of Red Deer's MOST DESIRABLE mature neighborhoods. This 1059 sq/ft END UNIT is located in Anders Village, an exceptionally well managed 80 unit complex with a strong condo board, solid financials, and an impressive reserve fund. THIS OPPORTUNITY offers excellent value and peace of mind. ENJOY THE PRIVACY of your own fenced front yard, plus the bonus of being an end unit for added space, and quiet. KITCHEN APPLIANCES are included, making your move-in seamless. The LAYOUT IS FUNCTIONAL and family-friendly, with all bedrooms located upstairs and comfortable living space on the main level. LOW MAINTENANCE LIVING in a Well-Run Condo Corporation. Located near schools, transit, shopping, and parks. This property CHECKS ALL THE BOXES for lifestyle, location, and long-term value. Units in this complex don't last long!