



GRASSROOTS
REALTY GROUP

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44, 20 Alford Avenue
Red Deer, Alberta

MLS # A2220792



\$239,900

| | | | |
|-----------|---|--------|-------------------|
| 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, Parking Lot, Plug-In, Stall | | |
| Lot Size: | 0.01 Acre | | |
| Lot Feat: | Front Yard, Interior Lot, Lawn | | |

| | | | |
|-------------|--|------------|---|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Linoleum | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 315 |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R3 |
| Foundation: | Poured Concrete | Utilities: | Garbage Collection, Underground Utilities |
| Features: | Laminate Counters, Separate Entrance, Storage, Vinyl Windows | | |

Inclusions: na

TOWNHOUSE IN ANDERS VILLAGE! 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 UNIT is 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 - perfect for pets or kids. 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!