



**GRASSROOTS**  
REALTY GROUP

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**33, 20 Alford Avenue**  
**Red Deer, Alberta**

**MLS # A2238468**



**\$219,900**

<b>Division:</b>	Anders Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,101 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 315
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-H
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** Fridge, stove, B/I dishwasher, hood fan, laundry washer & dryer, all window coverings & blinds, Ikea shelves in basement

Situated in the sought-after Anders Park community, this 2-storey townhouse condo offers excellent value with low-maintenance exterior living. The fenced front yard features a concrete block patio on the right side, perfect for relaxing. The home has fantastic curb appeal, thanks to exterior upgrades including shingles, vinyl siding, and vinyl windows. Step inside to a bright and spacious living room with a large front-facing window—an inviting space for hosting friends and family. Across from the living room, the front dining area also enjoys natural light through another generous window. The kitchen is outfitted with painted cabinetry, and a convenient 2-piece bathroom completes the main floor. Upstairs, the primary bedroom offers ample space and a large closet, while two additional bedrooms and a full 4-piece bathroom complete the upper level. The basement houses the laundry area and the rest is unfinished and ready for your personal touch. Located just steps from several parks and schools, #33 - 20 Alford is a great place to call home. \*Note: The fireplaces in these units have been decommissioned and are no longer for use. Some owners have added electric or gas inserts, others have removed the fireplaces entirely, and some have left them in place for decorative purposes.