



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

35, 20 Alford Avenue
Red Deer, Alberta

MLS # A2241075



\$269,000

Division:	Anders Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,072 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:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 315
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Vinyl Windows		

Inclusions:	NA
--------------------	----

From "JURASSIC RENTAL" to "MODERN MARVEL"; WELCOME to the REBIRTH of #35 Anders Village! Once forgotten. NOW UNFORGETTABLE!. After 40 YEARS of being "well-loved" by RENTERS, this Red Deer townhouse has officially UNDERGONE a top-to-bottom RESURRECTION, and it's not just paint and flooring. We're talking full-on REINCARNATION: Brand new KITCHEN & appliances. Fresh BATHROOM finishes. Refreshed interior DOORS. New vinyl PLANK & CARPET. Every WALL custom PAINTED. New FENCING. THIS whole DINOSAUR SKELETON has been REBUILT! And here's the PLOT TWIST: No one wanted to buy it BEFORE. ODORS, WEAR, AGE, REJECTION. But NOW with a COMPLETE TRANSFORMATION, REFRESHED, RENOVATED, for buyers who want modern finishes without modern prices. Just like a HOLLYWOOD REBOOT, this is the COMEBACK story no one saw coming. A unit ONCE OVERLOOKED is now the LEAD ROLE in your NEXT CHAPTER.