



GRASSROOTS
REALTY GROUP

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35 AYERS Avenue
Red Deer, Alberta

MLS # A2281710



\$455,000

Division:	Anders Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,187 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: none

Welcome to this bright and inviting 5-bedroom bungalow in the highly sought-after Anders neighbourhood. Offering 1,187 sq ft of well-designed living space, this home sits on a large, mature lot directly across from St. Elizabeth Seton School, making it an ideal location for families. The main floor features an open and airy layout with excellent natural light throughout. The lower level provides additional living space with two more bedrooms and generous storage options. Enjoy the west-facing front yard, perfect for evening sun, along with a detached double garage and ample room for outdoor activities or future landscaping ideas. A fantastic opportunity to own in one of Red Deer's most established communities.