



**43, 20 Alford Avenue
Red Deer, Alberta**

MLS # A2287203



\$240,000

Division:	Anders Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,055 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 345
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Pantry, Track Lighting		

Inclusions: negotiable: electric fireplace, patio furniture, some shelving in basement, squat rack

Neighbourhood of Anders Park in Red Deer, this 2-story townhouse offers a functional layout, excellent potential, & makes it a great option for both first-time buyers and investors. Step inside to a bright and functional main floor designed for everyday living. The living room flows seamlessly into the dining area and kitchen, complete with a pantry for extra storage and a convenient 2-piece bathroom for guests. It's a layout that simply makes sense. Upstairs has 3 bedrooms and a full 4-piece bathroom. The primary bedroom has a walk-in closet. The unfinished basement provides a blank canvas with great potential. Whether you envision a family room, home office, gym space, or additional bedroom, there's room to grow. Laundry is also located downstairs. Outside, enjoy your own private yard with a patio and attractive landscaping — perfect for summer evenings, morning coffee & enjoying the outdoors. With minimal exterior maintenance and low condo fees of just \$345/month (covering common area maintenance, grounds maintenance, parking, and trash), this home makes ownership simple and stress-free. Located close to schools, playgrounds, shopping, and all amenities, this Anders gem checks the boxes for lifestyle and location.