



**64 Anders Street  
Red Deer, Alberta**

**MLS # A2288953**



**\$309,900**

<b>Division:</b>	Anders Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	932 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Garage Faces Front, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Separate Entrance, Storage		

**Inclusions:** N/A

Offering a huge lot in desirable Anders, this home is loaded with potential in a great location just steps from parks, playgrounds and schools! Step inside to a bright main floor living space with a large front living room and adjoining dining area. The galley style kitchen features plenty of cabinetry and matching white appliances, and offers convenient access out to the large West facing deck. The main floor features two bedrooms including a nicely sized primary bedroom, along with a full 4 pce bathroom. The fully finished basement adds excellent additional living space with a huge rec room area featuring a gas fireplace, perfect for family movie nights or entertaining. You’ll also find a third bedroom, a 3 pce bathroom, a dedicated laundry room, and additional storage space on this level. Outside, the large fully fenced backyard provides plenty of space for kids, pets, or future landscaping projects, as well as room to build an additional detached garage.