



**157 Allan Street
Red Deer, Alberta**

MLS # A2291170



\$415,000

Division:	Anders Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,149 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, High Ceilings, Storage		

Inclusions: none

Welcome to 157 Allan Street in the sought after neighborhood of Anders, one of Red Deer's most established and desirable communities. This well-maintained bungalow offers the perfect balance of comfort, convenience, and manageable living, making it an excellent option for those looking to downsize without giving up space where it matters most. Location is one of the standout features of this home. Situated just minutes from East Hill shopping, you will have quick access to groceries, fuel, restaurants, and everyday amenities. Two of Red Deer's major high schools, Hunting Hills and Notre Dame, are also close by, along with easy access to 19 Street and Highway 2 for smooth travel throughout the city or for commuting. Inside, the home welcomes you with vaulted ceilings, and large windows allow natural light to fill the main living space, creating a bright and comfortable environment. Hardwood and tile flooring run throughout the main level, connecting the living room, dining area, kitchen, and office space in a way that feels both functional and inviting. The layout offers a natural flow that works beautifully for both quiet evenings at home and entertaining friends and family. The primary suite is conveniently located on the main floor and features a walk in closet along with a private ensuite, offering a comfortable retreat at the end of the day. Main floor laundry adds another layer of everyday convenience, and direct access to the double attached garage makes coming and going easy in every season. The basement expands the living space with a large family room that is perfect for relaxing, watching movies, or gathering with guests. A separate games area provides additional flexibility for hobbies or recreation. The basement also includes a spacious second bedroom and a third full bathroom, making it a great setup for visiting family or overnight

guests. Toward the back of the mechanical room, the current owners have created a small workshop area with good ventilation, ideal for anyone who enjoys hands on projects or needs a dedicated hobby space. Step outside into the landscaped backyard, where you will find a private deck that is perfect for summer barbecues or simply relaxing in the evening sun. Air conditioning inside the home helps keep everything comfortable during warm summer days. With its desirable location, functional layout, and thoughtful features, this Anders bungalow offers a lifestyle that is both comfortable and easy to maintain.