



**69 Abel Close
Red Deer, Alberta**

MLS # A2300797



\$325,000

Division:	Anders Park East		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,310 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: n/a

A well-maintained townhouse with no condo fees located in the desirable community of Anders. This two-storey home offers everyday convenience with schools, shopping, parks, and recreation all nearby, making it an excellent option for first-time buyers, families, or investors. The main floor features a spacious living room with modern vinyl plank flooring and a large bay window that fills the space with natural light. The kitchen offers ample white cabinetry and a functional island, overlooking the generous dining area highlighted by an additional bay window. A convenient main floor powder room completes this level. Upstairs, you’ll find two oversized primary bedrooms, each with its own 4-piece ensuite and large walk-in closet — an ideal layout for families, guests, or shared living. Outside, the fully fenced backyard provides a great space for outdoor living, featuring a lovely deck and low-maintenance yard. A two-car parking pad offers convenient off-street parking. With 9-foot ceilings, fresh modern paint, and a spacious feel throughout, this home combines comfort and functionality. Located close to a wide range of amenities, this is a fantastic opportunity in a sought-after neighborhood.