



**65, 31 Alford Avenue  
Red Deer, Alberta**

**MLS # A2302563**



**\$239,900**

<b>Division:</b>	Anders Park		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	989 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 345
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Charming Family Home in Sought After Anders Village Welcome to #65, 31 Alford Avenue, a warm and inviting home tucked into the heart of Anders Village, one of Red Deers most established and desirable communities. This is a place that feels comfortable the moment you walk in, with a great balance of space, function, and recent updates that make it move in ready.

The main living area offers an open, easy flowing layout, centered around a classic wood burning fireplace that adds warmth and character, especially during Alberta winters. The kitchen and bathrooms have been tastefully updated, and the home has been recently painted, giving it a fresh, clean feel throughout. With three generous bedrooms and 1.5 bathrooms on the main levels, the layout works well for families, first time buyers, or anyone looking for a bit more room to grow. Step outside to a private courtyard patio, a great spot for summer barbecues, morning coffee, or simply relaxing at the end of the day. The undeveloped basement gives you the freedom to make the space your own. Whether you are thinking about adding a fourth bedroom, a full bathroom, or a rec or media room, there is plenty of room to expand and add value over time. Location is a major highlight. You are just minutes from Bower Place Shopping Centre, along with grocery stores, restaurants, medical services, and everyday essentials. The home is also close to churches and the Collicutt Recreation Centre, making it easy to stay active and connected to the community. Families will appreciate being within the elementary, middle, and high school catchments for Notre Dame and Hunting Hills, plus nearby parks and walking paths. With quick access to main roads, getting around Red Deer is simple and convenient. Whether you are looking for a revenue property, buying your first home,

downsizing, or upsizing, this property offers flexibility and long term potential in a fantastic neighbourhood.