



#58, 31 Alford Avenue  
Red Deer, Alberta

MLS # A2125171



**\$209,900**

<b>Division:</b>	Anders Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	982 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Lawn, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 315
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Pantry, Storage		

**Inclusions:** Fridge, Stove, mini Deepfreeze

Fully Finished nicely renovated 3 bedroom 3 bathroom townhouse. On the well layed out main floor you will see a nice sized and bright living room with beautiful laminate flooring, kitchen (with pantry), dining room and 2 piece bathroom. Upstairs are 3 good sized bedrooms including the large master bedroom big enough for a queen sized bed and modernized 4 piece main bath. Downstairs is the perfect games/workout/family room great for movie night a modern 3 piece bathroom and another potential bedroom (Window does not meet egress). Outside is a beautifully landscaped fully fenced yard complete with a locked storage unit. This unit over looks a green space for added play area for the kids. Located close to schools, shopping, recreation facilities and more. Don't miss out on this great starter home or investment!