

41, 20 Alford Avenue
Red Deer, Alberta

MLS # A2220791



\$239,900

Division:	Anders Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,059 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, On Street, Parking Lot, Paved, Plug-In, Stall		
Lot Size:	0.01 Acre		
Lot Feat:	Front Yard, Interior Lot, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 315
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	Underground Utilities
Features:	Laminate Counters, Separate Entrance, Vinyl Windows		

Inclusions: NA

Welcome to 41 , 20 Alford Avenue, a bright and spacious 3-bedroom, 2-bathroom townhome nestled in the highly sought-after community of Anders Park. One of Red Deer's most desirable mature neighborhoods. This 1059 sq/ft unit is located in ANDERS VILLAGE an exceptionally well managed 80 unit complex with a strong condo board, solid financials, and an impressive reserve fund. Whether you're a first-time buyer or savvy investor, this opportunity offers EXCELLENT VALUE and peace of mind. Enjoy the privacy of YOUR own FENCED FRONT YARD. The layout is functional and FAMILY FRIENDLY with all bedrooms located upstairs and comfortable living space on the main level. Located near schools, transit, shopping, and parks. This property CHECKS ALL THE BOXES for lifestyle, location, and long-term value. Units in this complex don't last long!