

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!