

44, 20 Alford Avenue
Red Deer, Alberta

MLS # A2220792

\$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, Parking Lot, Plug-In, Stall		
Lot Size:	0.01 Acre		
Lot Feat:	Front Yard, Interior Lot, Lawn		

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

Inclusions: na

TOWNHOUSE IN ANDERS VILLAGE! 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 in Anders Village, an exceptionally well managed 80 unit complex with a strong condo board, solid financials, and an impressive reserve fund. THIS OPPORTUNITY offers excellent value and peace of mind. ENJOY THE PRIVACY of your own fenced front yard - perfect for pets or kids. THE LAYOUT IS functional and family-friendly, with all bedrooms located upstairs and comfortable living space on the main level. LOW MAINTENANCE LIVING in a well-run condo corporation. 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!