

# \$225,000 - 35, 20 Alford Avenue, Red Deer

MLS® #A2219974

**\$225,000**

3 Bedroom, 2.00 Bathroom, 1,059 sqft

Residential on 0.01 Acres

Anders Park, Red Deer, Alberta

WELCOME TO 35, 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 END 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. THIS OPPORTUNITY offers excellent value and peace of mind. ENJOY THE PRIVACY

of your own fenced front yard, plus the bonus of being an end unit for added space, and quiet. KITCHEN APPLIANCES are included, making your move-in seamless. 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!



Built in 1976

## Essential Information

MLS® #

A2219974

|                |               |
|----------------|---------------|
| Price          | \$225,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,059         |
| Acres          | 0.01          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 35, 20 Alford Avenue |
| Subdivision | Anders Park          |
| City        | Red Deer             |
| County      | Red Deer             |
| Province    | Alberta              |
| Postal Code | T4R 1G9              |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Parking, Storage, Visitor Parking, Laundry             |
| Parking Spaces | 2                                                      |
| Parking        | Assigned, Off Street, On Street, Paved, Plug-In, Stall |

### Interior

|                   |                                           |
|-------------------|-------------------------------------------|
| Interior Features | Laminate Counters, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Refrigerator, Stove(s)        |
| Heating           | Floor Furnace                             |
| Cooling           | None                                      |
| # of Stories      | 2                                         |
| Has Basement      | Yes                                       |
| Basement          | Full, Unfinished                          |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters                    |
| Lot Description   | City Lot, Corner Lot, Front Yard, Lawn, Level |
| Roof              | Asphalt Shingle                               |

|              |                                 |
|--------------|---------------------------------|
| Construction | Mixed, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 4              |
| Zoning         | R3             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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