

\$199,999 - 25, 20 Alford Avenue, Red Deer

MLS® #A2130562

\$199,999

3 Bedroom, 2.00 Bathroom, 1,098 sqft

Residential on 0.01 Acres

Anders Park, Red Deer, Alberta

Welcome to this lovely townhome in the sought after neighbourhood of Anders Park! LOOKING TO DOWNSIZE WITH MINIMAL YARD MAINTENANCE OR SEEKING A PRIME INVESTMENT OPPORTUNITY? Look no further than this impeccably maintained unit situated in a convenient location in Anders Village. With ample parking. Landscaped and move-in ready, this property boasts recent upgrades, including newly replaced and renovated bathrooms, paint, laminate flooring throughout the living room, kitchen and half bath, light fixtures, trims, appliances. The main level features a spacious living area finished with decorative electric fireplace, 2 pc bathroom and complemented by a dinette open to the kitchen. The updated half bathroom adds to the convenience. Top floor features 3 bedrooms and a full bathroom plus storage. Unfinished basement leaves endless opportunity and design options for new owner. Recent upgrades also include a furnace and hot water tank. The front yard offers ample space for outdoor relaxation and barbecues with minimal lawn care required. Note: The Fireplace was wood burning and due to insurance cost was turned into electric but the chimney is not capped so you could place a gas insert in it if you wish. This unit is located right on Alford street so for your convenience you can park on the street and walk up right into it. There is a smaller size green space in front. All within walking distance to shopping, dining and various amenities, with parks and



scenic bike trails nearby, this townhouse offers both comfort and convenience. Nearby facilities, shopping, walking trails and playground further enhance the appeal of this property. Priced competitively this townhome is an opportunity not to be missed. With a low monthly condo fee to look after the exterior maintenance you will appreciate all the extra time you will gain to enjoy other quality activities.

Built in 1976

Essential Information

MLS® #	A2130562
Price	\$199,999
Sold Price	\$195,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,098
Acres	0.01
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	25, 20 Alford Avenue
Subdivision	Anders Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 1G8

Amenities

Amenities	Parking, Snow Removal, Visitor Parking
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Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Closet Organizers, Pantry, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Electric, Living Room
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 29th, 2024
Days on Market	19
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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