

78, 31 Alford Avenue  
Red Deer, Alberta

MLS # A2163026



## \$239,500

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Anders Park           |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | Townhouse             |               |                   |
| <b>Size:</b>     | 1,090 sq.ft.          | <b>Age:</b>   | 1976 (48 yrs old) |
| <b>Beds:</b>     | 4                     | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Off Street            |               |                   |
| <b>Lot Size:</b> | 0.01 Acre             |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate                                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                      | <b>Condo Fee:</b> | \$ 315 |
| <b>Basement:</b>   | Finished, Full                                       | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame   | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | Poured Concrete                                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Recessed Lighting |                   |        |

**Inclusions:** Fridge, Stove, Dishwasher, Microwave Oven, Washer, Dryer, Window Blinds, Freezer

Anders is one of the most sought after desirable neighbourhoods in the city. It's a quiet, safe, south side neighborhood, that offers a highly respected elementary school, several parks/playgrounds and close proximity to high schools, the Collicutt recreation centre and shopping. This fully finished townhome is an excellent opportunity for affordable living in this family friendly neighbourhood. The condition of this home is well above others in the complex as the home has had recent improvements and many quality updates over the years. It was recently refreshed with new fresh paint. It offers new carpeting in the upper bedrooms. The main floor is bright with an abundance of natural light. It features a kitchen with attractive cabinets and appliances. The welcoming living room has laminate flooring and a wood burning fireplace. There is a 2 piece bathroom conveniently located on the main floor. The stylish open air stairs lead to the upper level which offers 3 good sized bedrooms plus an updated bathroom. The basement has an incredible use of the space with a newer family room, fourth bedroom and an updated bathroom with full laundry. You'll appreciate the privacy and usability of the south facing fenced yard. No age restrictions so kids are welcome. Pets are allowed with board approval. Low condo fees of \$315/ month They include; snow removal, exterior insurance, parking, professional management, and reserve fund contributions ~ Home includes 1 parking stall in close proximity to the home Complex has plenty of visitor parking. If you're seeking a move-in ready home that can accommodate a growing family at a great price this may be just the property for you!