

# \$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	Laundry, Parking, Storage, Visitor Parking
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	32
Zoning	R3

**Listing Details**

Listing Office	eXp Realty
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