



17, 20 Alford Avenue  
Red Deer, Alberta

MLS # A2318679



**\$264,900**

<b>Division:</b>	Anders Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,095 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 345
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-H
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Vinyl Windows		

**Inclusions:** Window Blinds

Check out this great END UNIT 2 storey townhome located in Anders Village. The home was fully renovated in 2021. An open concept greets you the moment enter, the kitchen features an abundance of rich stained cabinets with QUARTZ countertops, a corner sink, a massive center island with a breakfast bar & the fridge has water and an icemaker; the spacious living area includes laminate flooring, an oversized window providing plenty of natural light and stylish open stair risers. The upper level includes 3 large bedrooms and a beautifully renovated 4pc bathroom with custom tiled shower. The partially finished basement has a family room, an office area, laundry, storage and utility areas. Enjoy summer nights in your fenced & private West facing backyard. Property includes 1 assigned parking stall and there is visitor parking. Pets are welcome here!