



GRASSROOTS
REALTY GROUP

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12 Anders Street
Red Deer, Alberta

MLS # A2329737



\$449,900

Division:	Anders Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,099 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s)		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed, Vinyl Siding	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Open Floorplan		

Inclusions: Shed

Welcome to this exceptionally well-maintained home in the sought-after community of Anders! Offering 3 bedrooms on the main floor, dining area, spacious kitchen and a 4 pc. bathroom. The basement features a separate illegal suite, offering added versatility to suit your needs. Offering a good size kitchen and dining area, living room, very spacious bedroom with legal window, and 3 pc. bathroom. Newer hot water tank 2024, furnace replaced in 2016 and maintained yearly. This property provides incredible flexibility for homeowners, extended family, or buyers looking for additional living space. Pride of ownership is evident throughout, functional layout that has been lovingly cared for and is truly move-in ready with the beautifully landscaped, mature backyard complete with a large deck, and firepit.