



GRASSROOTS
REALTY GROUP

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**36 Anders Street
Red Deer, Alberta**

MLS # A2333407



\$439,900

Division:	Anders Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,115 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Driveway, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: Fridge, stove, dishwasher, washer, dryer, garage openers, remote garage door opener, window coverings

Four-bedroom, two-bathroom bungalow in Anders Park features a fully redeveloped main level, renovated basement plus mature neighbourhood and oversized-detached garage. What more could you want? The living room wall was removed to create a more modern, open-concept layout. The new, bright white kitchen offers ample counter and cupboard space as well as soft-close doors and stainless steel appliances. The vinyl plank flooring that runs throughout the main floor and updated main floor bath complete this functional three-bedroom level. The basement is completely refinished top to bottom adding an oversized bedroom with egress window, updated three-piece bathroom and plenty of living space. The new soft carpet is perfect for enjoying the lower level for play time, movie time or chill time and gives the home significantly more usable square footage than the main floor alone suggests. Outside, the property offers a double detached garage with easy access asphalt drive and extra parking space. The old garden has been converted to grass for the kids or fur babies to enjoy. The home has a great maintenance history: front steps and wide concrete walkways were replaced in 2014, main-level windows in 2013, the furnace in 2012, and the electrical panel with surge protection in 2011, along with a chain link fence and a sump pump with its own dedicated receptacle. The sunroom offers additional space for those shoulder seasons. Anders Park is a mature, quiet neighbourhood close to parks, schools, and shopping, with easy access to the character and charm of old Anders. This bungalow shines and is genuinely move-in ready, combining a comfortable, established setting with current finishes throughout.