



GRASSROOTS
REALTY GROUP

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**122 Allan Street
Red Deer, Alberta**

MLS # A2335952



\$339,000

Division:	Anders Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	872 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: stove, microwave hood fan, refrigerator, dishwasher, washer, dryer

RENOVATED | PRIME ANDERS LOCATION | STEPS TO PARK & SCHOOL | 4 BED - 2 FULL BATH ~ Something just feels different about OLD ANDERS. Mature surroundings, tree-lined streets, super friendly neighbours, people out walking, activity at the park, and a genuine sense of community that is difficult to recreate in newer developments. This home puts you right in the middle of it, with a beautiful PARK just steps from the front door and the SCHOOL directly beyond it. It is the kind of location that makes everyday life easier—and the kind of neighbourhood people are excited to come home to. ~ Inside, the home has been RENOVATED THROUGHOUT with a bright, modern finish. The kitchen has been completely transformed with NEW cabinetry, QUARTZ countertops, white subway tile backsplash, NEW appliances, updated lighting and tile flooring. Large south-facing windows bring excellent natural light into the kitchen, dining and living areas, while the front deck provides another spot to enjoy the sunny exposure. ~ The main level offers 2 bedrooms and a beautifully renovated full bathroom. Updates throughout the home include NEW vinyl plank flooring, tile, paint, 4" baseboards, bedroom doors, sliding closet doors, hardware, lighting and fixtures. The staircase has also been carefully finished with matching vinyl plank, nosing and a new railing with coordinating stained finish, creating a cohesive look throughout the home. ~ Downstairs is a bright family room with large windows, 2 additional bedrooms and a second FULL BATHROOM featuring a CUSTOM TILED SHOWER with rain shower head. The lower level also includes laundry with a newer washer and dryer. ~ Outside, improvements include NEW eavestroughs and window casings, refreshed landscaping, cedar-chip garden beds and newly planted perennials. The

fenced yard, rear parking pad and back lane add practical space for everyday living. ~ With 4 BEDROOMS, 2 FULL BATHROOMS, extensive renovations and an exceptional OLD ANDERS location just steps from the park and school, this is more than a renovated home—it is an opportunity to move into a neighbourhood that already feels like home.