



GRASSROOTS
REALTY GROUP

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12 Anders Street
Red Deer, Alberta

MLS # A2346892

\$399,900

Division:	Anders Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,099 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Oversized, 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:	Closet Organizers, Open Floorplan		

Inclusions: Stove & fridge in basement

This exceptionally well-maintained home is back on the market with fresh paint, brand new carpet and offers a flexible layout, a beautiful mature yard, and a lower level that gives you options! The main floor features an open floorplan with 3 good sized bedrooms, a spacious kitchen, dining area, and 4-piece bathroom. The lower level is where this home really stands out! With its own separate entrance and an existing illegal suite, there are plenty of possibilities for extended family or additional living space. Don't need a suite? Easily make this level part of the main home and create the ultimate family and entertainment space. The generous kitchen could double as a fantastic bar and entertaining area, while the adjoining living space offers plenty of room for movie nights, games, or gatherings. A spacious 4th bedroom with a conforming window, large laundry room just awaiting a personal touch and a 3-piece bathroom complete the lower level. Pride of ownership is evident throughout this lovingly cared-for, move-in-ready home. Additional updates include a new hot water tank in 2024 and the furnace replaced in 2016 and maintained annually. Step outside to a beautifully landscaped, mature backyard featuring a large deck and firepit—an inviting space for summer evenings and entertaining. With 4 bedrooms, 2 bathrooms, a separate basement entrance, flexible lower-level living space, and a fantastic Anders location, this home offers so much more than meets the eye!