



GRASSROOTS
REALTY GROUP

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179 Allan Street
Red Deer, Alberta

MLS # A2350072



\$425,000

Division:	Anders Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,150 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer & Dryer, 2 outside gazebos, 2 garage remotes, all blinds and window coverings, all outside pots, shelves and decorative items (everything is 'As Is')

Welcome to this beautifully maintained half duplex, ideally located in the highly desirable neighbourhood of Anders Park and across the street from a large green space and park. Offering a wonderful combination of comfort, privacy and a low-maintenance lifestyle, this move-in ready home has been thoughtfully cared for and updated. Step inside to beautiful hardwood flooring, vaulted ceilings and a cozy gas fireplace that creates a warm and inviting living space. The kitchen has been tastefully refreshed with repainted cabinetry, updated countertops, a brand-new fridge, a large pantry with attractive wood slat detailing, and a built-in wine rack. Convenient main-floor laundry makes everyday living easy. The spacious primary bedroom features a walk-in closet and private ensuite, while a second bedroom, currently used as a craft room, and another full bathroom complete the main level. Downstairs, you'll find even more living space with a generous family room featuring a second gas fireplace, a third bedroom, full bathroom, dimmer lighting and plenty of storage. Outside, enjoy a completely private, low-maintenance backyard—perfect for relaxing and enjoying the outdoors without the upkeep. With a beautiful park and green space right across the street, plenty of living space and thoughtful updates throughout, this is a wonderful opportunity to enjoy easy living in one of Red Deer's most sought-after neighbourhoods. Recent improvements include fresh exterior paint and new shingles in 2024, a new fridge in 2025, kitchen cabinetry repainted approximately eight years ago, and updated countertops approximately five years ago.