

# \$239,900 - 41, 20 Alford Avenue, Red Deer

MLS® #A2220791

## \$239,900

3 Bedroom, 2.00 Bathroom, 1,059 sqft

Residential on 0.01 Acres

Anders Park, Red Deer, Alberta

Welcome to 41 , 20 Alford Avenue, a bright and spacious 3-bedroom, 2-bathroom townhome nestled in the highly sought-after community of Anders Park. One of Red Deer's most desirable mature neighborhoods. This 1059 sq/ft unit is located in ANDERS VILLAGE an exceptionally well managed 80 unit complex with a strong condo board, solid financials, and an impressive reserve fund. Whether you're a first-time buyer or savvy investor, this opportunity offers EXCELLENT VALUE and peace of mind. Enjoy the privacy of YOUR own FENCED FRONT YARD. The layout is functional and FAMILY FRIENDLY with all bedrooms located upstairs and comfortable living space on the main level. Located near schools, transit, shopping, and parks. This property CHECKS ALL THE BOXES for lifestyle, location, and long-term value. Units in this complex donâ€™t last long!



Built in 1976

## Essential Information

MLS® # A2220791

Price \$239,900

Bedrooms 3

|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,059         |
| Acres          | 0.01          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 41, 20 Alford Avenue |
| Subdivision | Anders Park          |
| City        | Red Deer             |
| County      | Red Deer             |
| Province    | Alberta              |
| Postal Code | T4R 1G8              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Parking, Visitor Parking  |
| Utilities      | Underground Utilities   |
| Parking Spaces | 1   |
| Parking        | Off Street, Parking Lot, Stall, Assigned, On Street, Paved, Plug-In |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Laminate Counters, Separate Entrance, Vinyl Windows  |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator |
| Heating           | Forced Air, Natural Gas                              |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                                     |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Storage                                 |
| Lot Description   | Front Yard, Private, Interior Lot, Lawn |
| Roof              | Asphalt Shingle                         |
| Construction      | Concrete, Vinyl Siding, Wood Frame      |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 71             |
| Zoning         | R3             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.