

62, 31 Alford Avenue  
Red Deer, Alberta

MLS # A2197018



**\$249,900**

<b>Division:</b>	Anders Park		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,054 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 315

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Cedar

**Zoning:** R3

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Laminate Counters

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, Window Coverings

Located in the desirable Anders Park neighborhood in the south part of Red Deer, this 1,054 sq. ft. townhouse offers a spacious and functional layout perfect for families or investors. The main floor features a white kitchen with ample cabinetry, a dining area conveniently located off the kitchen, a comfortable living room, and a 2-piece bathroom. An open staircase leading both upstairs and downstairs enhances the airy, open feel of the home. The second level boasts three well-sized bedrooms and a 4-piece bathroom. The fully developed basement serves as a private retreat, complete with a primary suite, walk-in closet, and a 3-piece ensuite. Recent updates include a new furnace (2023) and a new hot water tank (2025), ensuring efficiency and peace of mind. The property also offers a fenced backyard, perfect for privacy and outdoor enjoyment. Condo fees cover snow removal, exterior maintenance, lawn care, and roof upkeep, making for hassle-free homeownership. With its great location and thoughtful design, this townhouse is a must-see!