

62, 31 Alford Avenue
Red Deer, Alberta

MLS # A2197018



\$249,900

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