

**35, 20 Alford Avenue  
Red Deer, Alberta**

**MLS # A2241075**



# \$269,000

<b>Division:</b>	Anders Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,072 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Off Street, On Street, Paved, Plug-In, Stall		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot, Front Yard, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 315
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-H
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage, Vinyl Windows		

**Inclusions:** NA

From "JURASSIC RENTAL" to "MODERN MARVEL"; WELCOME to the REBIRTH of #35 Anders Village! Once forgotten. NOW UNFORGETTABLE!. After 40 YEARS of being "well-loved" by RENTERS, this Red Deer townhouse has officially UNDERGONE a top-to-bottom RESURRECTION, and it's not just paint and flooring. We're talking full-on REINCARNATION: Brand new KITCHEN & appliances. Fresh BATHROOM finishes. Refreshed interior DOORS. New vinyl PLANK & CARPET. Every WALL custom PAINTED. New HOT WATER TANK. FURNACE and ducts CLEANED. New FENCING. THIS whole DINOSAUR SKELETON has been REBUILT! And here's the PLOT TWIST: No one wanted to buy it BEFORE. ODORS, WEAR, AGE, REJECTION. But NOW with a COMPLETE TRANSFORMATION, REFRESHED, RENOVATED, for buyers who want modern finishes without modern prices. Just like a HOLLYWOOD REBOOT, this is the COMEBACK story no one saw coming. A unit ONCE OVERLOOKED is now the LEAD ROLE in your NEXT CHAPTER.