

780-832-5880

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35, 20 Alford Avenue Red Deer, Alberta

MLS # A2241075



\$269,000

| Division: | Anders Park | | | | |
|-----------|--|--------|-------------------|--|--|
| Type: | Residential/Five Plus | | | | |
| Style: | 2 Storey | | | | |
| Size: | 1,072 sq.ft. | Age: | 1976 (49 yrs old) | | |
| Beds: | 3 | Baths: | 1 full / 1 half | | |
| Garage: | Assigned, Off Street, On Street, Paved, Plug-In, Stall | | | | |
| Lot Size: | 0.01 Acre | | | | |
| Lot Feat: | City Lot, Corner Lot, Front Yard, Lawn, Level | | | | |
| | | | | | |

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

Features: Laminate Counters, Storage, Vinyl Windows

COMEBACK story no one saw coming.

Inclusions: NA

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

A unit ONCE OVERLOOKED is now the LEAD ROLE in your NEXT CHAPTER.