

# \$239,900 - 44, 20 Alford Avenue, Red Deer

MLS® #A2220792

## \$239,900

3 Bedroom, 2.00 Bathroom, 1,059 sqft  
Residential on 0.01 Acres

Anders Park, Red Deer, Alberta

TOWNHOUSE IN ANDERS VILLAGE! 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 in Anders Village, an exceptionally well managed 80 unit complex with a strong condo board, solid financials, and an impressive reserve fund. THIS OPPORTUNITY offers excellent value and peace of mind. ENJOY THE PRIVACY of your own fenced front yard - perfect for pets or kids. THE LAYOUT IS functional and family-friendly, with all bedrooms located upstairs and comfortable living space on the main level. LOW MAINTENANCE LIVING in a well-run condo corporation. 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® #	A2220792
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	44, 20 Alford Avenue
Subdivision	Anders Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 1G8

### Amenities

Amenities	Parking, Storage, Visitor Parking
Utilities	Garbage Collection, Underground Utilities
Parking Spaces	1
Parking	Off Street, Parking Lot, Stall, Assigned, Plug-In

### Interior

Interior Features	Separate Entrance, Storage, Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Front Yard, 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	78
Zoning	R3

### **Listing Details**

Listing Office	eXp Realty
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