

# \$209,900 - 74, 31 Alford Avenue, Red Deer

MLS® #A2209802

**\$209,900**

3 Bedroom, 2.00 Bathroom, 1,078 sqft  
Residential on 0.01 Acres

Anders Park, Red Deer, Alberta

Situated in the sought-after Anders Park community, this 2-storey townhouse condo offers excellent value with low-maintenance exterior living. The fenced front yard features a concrete block patio on the right side, perfect for relaxing. The home has fantastic curb appeal, thanks to exterior upgrades including shingles, vinyl siding, and vinyl windows. Step inside to a bright and spacious living room with a large front-facing window—an inviting space for hosting friends and family. Across from the living room, the front dining area also enjoys natural light through another generous window. The kitchen is outfitted with white cabinetry, and a convenient 2-piece bathroom completes the main floor. Upstairs, the primary bedroom offers ample space and a large closet, while two additional bedrooms and a full 4-piece bathroom complete the upper level. The basement is unfinished and ready for your personal touch, with laundry already in place and a brand-new hot water tank installed this year. Located just steps from several parks and schools, #74 - 31 Alford is a great place to call home.



Built in 1976

## Essential Information

MLS® #	A2209802
Price	\$209,900
Bedrooms	3

Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,078
Acres	0.01
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	74, 31 Alford Avenue
Subdivision	Anders Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 1G9

### **Amenities**

Amenities	Parking
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed April 7th, 2025

Days on Market 4

Zoning R3

### **Listing Details**

Listing Office Century 21 Maximum

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