

# \$479,900 - 31 Ayers Avenue, Red Deer

MLS® #A2210308

**\$479,900**

5 Bedroom, 3.00 Bathroom, 1,293 sqft

Residential on 0.15 Acres

Anders Park, Red Deer, Alberta

Move in ready in Anders!!! A rare opportunity to own the perfect 5 bedroom family home in one of Red Deer's most desired areas to live in. The main floor features a formal living room with newer vinyl flooring that was installed in 2021. An electric fireplace and custom wood mantle completes this space. There's a formal dining room as well and more eating space in the kitchen at the eating bar. The kitchen is spacious and has had several updates. New counters in 2022, stainless steel appliances that were new in 2019, water line to fridge and a tile backsplash. There's a garden door out to the fenced backyard. The yard has beautiful mature trees, gazebo over the patio that is included in the sale. Several raised garden beds as well that will stay. The upper floor features all brand new carpet that is only 2 weeks old. 3 bedrooms and 2 full bathrooms. The main bathroom has double sinks, and tub with tiled surround. The ensuite bathroom has a tiled shower. The lower level features a large family room, laundry room with another bathroom attached, an office or can be used as another bedroom and a separate entrance to the exterior. The basement is fully finished and has a separate basement entry with another family room, storage room, bedroom PLUS additional storage under the crawl space. Other features include: all vinyl windows (except basement couple windows in basement), new front door in 2022, washer and dryer were new in 2019, detached garage with operational in-floor heating. What an



excellent home!

Built in 1977

### Essential Information

MLS® #	A2210308
Price	\$479,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,293
Acres	0.15
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	31 Ayers Avenue
Subdivision	Anders Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 1G3

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage
# of Garages	2

### Interior

Interior Features	Double Vanity, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 9th, 2025
Days on Market	8
Zoning	R1

### Listing Details

Listing Office	Century 21 Maximum
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