



GRASSROOTS
REALTY GROUP

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**212, 56 Carroll Crescent
Red Deer, Alberta**

MLS # A2235236



\$184,900

Division:	Clearview Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	680 sq.ft.	Age:	2002 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water
Floors:	Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 540
LLD:	-
Zoning:	DC(10)
Utilities:	-

Inclusions: Portable window AC Unit

Welcome to Legacy Estates in beautiful Clearview Meadows — a vibrant 60+ community offering comfort, convenience, and connection. This spacious second-floor unit features 1 bedroom plus a versatile den, perfect for a home office or guest space. Enjoy the ease of in-suite laundry, a large 4-piece bathroom, and brand-new fridge, stove, washer, and dryer. Step out to a well-maintained courtyard with a gazebo, or take advantage of the many building amenities, including an exercise room, games room, dining area, and even an on-site hair salon. This unit also comes with titled underground parking for added security and convenience. Immediate possession available — move in and start enjoying the lifestyle you deserve!