



GRASSROOTS
REALTY GROUP

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1507, 30 Carleton Avenue
Red Deer, Alberta

MLS # A2236914



\$289,900

Division:	Clearview Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,220 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Parking Lot, Stall, Unassigned		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Standard Shaped Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 230
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Mixed, Stone, Vinyl Siding, Wood Framing	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		
Inclusions:	None		

Welcome to this bright end-unit townhome in Clearview Ridge, a community known for its unbeatable walkability. Enjoy having schools, parks, shopping, restaurants, and everyday amenities all just minutes from your front door – a rare convenience not found in every Red Deer subdivision. Inside, the open-concept main floor flows seamlessly from the spacious kitchen into the dining and living areas. The living room features a rare wall-mounted gas fireplace that adds warmth without taking up floor space. Upstairs, you’ll find two true primary bedrooms, each with a full 4-piece ensuite bathroom, perfect for family members or guests who value privacy. As an end unit, this home offers extra windows for natural light and a larger fenced yard for outdoor living. The basement is open for future development, giving you flexibility to design it to suit your lifestyle. Don’t miss your chance to live in Clearview Ridge, where everything you need is just a short walk away.