



GRASSROOTS
REALTY GROUP

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**602, 125 Caribou Crescent
Red Deer, Alberta**

MLS # A2241651



\$305,000

Division:	Clearview Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,252 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Composite Siding, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Quartz Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 282
LLD:	-
Zoning:	R-H
Utilities:	-

Inclusions: N/A

Located in the desirable community of Clearview Ridge, this stylish 2-bed, 2.5-bath townhome offers comfort, convenience, and a modern layout. The townhome features an attached, heated tandem double garage, where you will also find the utility room and additional storage space. Upstairs, the main living area features vinyl floors, a bright living room, and a 2-piece bathroom. The kitchen features ample cabinetry, black appliances, and access to the west-facing deck—ideal for enjoying morning coffee. The top floor features two spacious bedrooms, each with its own en-suite, large windows, and good closet space. A stackable washer/dryer is conveniently located on the bedroom level. Enjoy a shared green space out back and quick access to walking trails just steps from the front door. Close to schools, parks, and Clearview Market’s shops and restaurants—this is an ideal home for first-time buyers, downsizers, or investors.