



GRASSROOTS
REALTY GROUP

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**603, 30 Carleton Avenue
Red Deer, Alberta**

MLS # A2243960



\$322,500

Division:	Clearview Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,168 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard		

Heating:	Floor Furnace
Floors:	Carpet, Laminate
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 223
LLD:	-
Zoning:	R-M
Utilities:	-

Inclusions: fridge, stove, dishwasher, washer & dryer, shed.

Modern Maintenance free living in this stylish townhouse! 3-Bedroom/4 bathroom Ideally situated in a prime location! Built by Avalon homes renowned for their green energy-efficient construction . This home has 2 primary bedrooms with ensuites(perfect for guests or roommates). The main level is well laid out with large living room and eat in kitchen & patio doors to your Private fenced backyard, ideal for pets or outdoor entertaining. Down stairs in fully finished with 1 bedroom , bathroom and family room. Say goodbye to mowing or shoveling snow Condo fee's include: garbage, recycling, lawn care front &back, snow removal front& exterior maintenance for peace of mind. Bring your furry friends~ up to 2 DOGS or 2CATS allowed (with approval). two out door parking spots assigned just outside your door, This charming place is in a Prime location just minutes to shopping, restaurants and most scenic walking trails.