



GRASSROOTS
REALTY GROUP

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**309, 56 Carroll Crescent
Red Deer, Alberta**

MLS # A2246696



\$184,900

Division:	Clearview Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	756 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas, Radiant
Floors:	Laminate
Roof:	-
Basement:	-
Exterior:	Wood Frame
Foundation:	-
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 592
LLD:	-
Zoning:	DC(10)
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, all window coverings, front door fob (2)

Legacy Estates is a vibrant 60+ community where every day feels lighter, easier, and full of possibilities. This 2 Bedroom, 1 Bathroom condo is on the top floor, giving you privacy with no one above you and a north-facing view that's perfect for people-watching and staying connected to the comings and goings of the building. Inside, this spacious suite is in excellent condition and move-in ready. The Kitchen is nicely set up with a large in-unit storage room (pantry), lots of counter space, and is open to the living area. On those days you don't feel like cooking, head down to the beautiful dining room and have a delicious meal made for you or buy some frozen ones to bring back for convenience. This suite also boasts in-suite laundry. Parking stalls and storage lockers are available to rent if needed, making it easy to accommodate your lifestyle. Life at Legacy Estates is where the real value shines. You'll have endless opportunities to connect with friends, stay active, and enjoy a community designed just for you. Spend time in the fully equipped fitness center, browse the library or reading nooks, catch up in the computer room, host family in the guest suite, or take advantage of the in-house dining room with optional meal plans. Outside, the landscaped grounds create a beautiful oasis with colorful gardens and a gazebo, ideal for relaxing or socializing. With all-inclusive condo fees covering electricity, heat, water, sewer, trash, and grounds maintenance, you can leave behind the stress and costs of managing a detached home. A strong reserve fund and self-managed condo board add peace of mind for years to come. Located in Clearview Meadows, you're just minutes from shopping, dining, and services, giving you the convenience you want without the work you don't. Downsizing here doesn't mean giving anything

up—it means living more, on your own terms. At Legacy Estates, every day is yours to enjoy.