



GRASSROOTS
REALTY GROUP

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**308, 56 Carroll Crescent
Red Deer, Alberta**

MLS # A2248895



\$185,000

Division:	Clearview Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	681 sq.ft.	Age:	2002 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		
Heating:	Baseboard, Radiant		
Floors:	Laminate, Linoleum		
Roof:	Shingle		
Basement:	-		
Exterior:	Wood Frame		
Foundation:	-		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 551		
LLD:	-		
Zoning:	DC (10)		
Utilities:	-		

Features: Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows

Inclusions: None

Welcome to Legacy Estates – Your Next Chapter of Comfort! This vibrant 60+ community is designed for those who want to downsize without compromising on lifestyle. Forget mowing, shoveling, and endless upkeep—this is all about convenience and freedom. This bright third-floor condo features one spacious bedroom plus a DEN and a beautifully renovated bathroom with a stunning new shower—an upgrade worth over \$10,000! The open-concept design fills the space with natural light, and the south-facing balcony is perfect for soaking in the sunshine or enjoying your morning coffee. A window air conditioner is included for year-round comfort. Legacy Estates offers more than just a home—it's an engaging community. Amenities include a fitness room, cozy library, computer lounge, reading nooks, guest suite, and an inviting dining room with an on-site Chef and optional meal plans. Whether you prefer social activities or peaceful moments, there's something for everyone here. Outside, beautifully landscaped grounds feature colorful gardens and a charming gazebo, creating a serene setting for relaxation. Your TITLED underground parking stall ensures convenience and comfort no matter the season. Condo fees cover heat, electricity, water, sewer, garbage, and exterior maintenance, giving you predictable expenses and long-term peace of mind. Located in Clearview Meadows, you're minutes from shopping, dining, and essential services. Say goodbye to home maintenance and hello to a lifestyle designed for you—Legacy Estates makes every day feel effortless.