



**GRASSROOTS**  
REALTY GROUP

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**231, 56 Carroll Crescent  
Red Deer, Alberta**

**MLS # A2250250**



**\$167,500**

<b>Division:</b>	Clearview Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	547 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler
<b>Floors:</b>	Laminate, Linoleum
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding
<b>Foundation:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 468
<b>LLD:</b>	-
<b>Zoning:</b>	DC(10)
<b>Utilities:</b>	-

**Inclusions:** N/A

WELCOME to this lovely south-facing, 60 + adult condo in Legacy Estates, designed for comfort and convenience. Flooded with natural light, this second-floor unit features updated laminate flooring throughout and a spacious living room with garden doors opening to a sunny south-facing deck. The kitchen has a fresh look, and the layout includes a generous primary bedroom, a 4-piece bathroom, and the practicality of in-suite laundry with additional storage. Legacy Estates offers an outstanding lifestyle with amenities such as social and games rooms, an exercise room, and optional on-site hair salon services. Delicious meals are also available Monday - Friday and prepared in the kitchen onsite. This home includes one underground parking stall for year-round comfort and security.