



**GRASSROOTS**  
REALTY GROUP

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205, 56 Carroll Crescent  
Red Deer, Alberta

MLS # A2256739



**\$199,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Clearview Meadows                  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 758 sq.ft.                         | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | Other                              |               |                   |

|                    |                                                 |                   |        |
|--------------------|-------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate                                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                               | <b>Condo Fee:</b> | \$ 607 |
| <b>Basement:</b>   | -                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                                      | <b>Zoning:</b>    | DC(10) |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), No Animal Home, No Smoking Home |                   |        |

**Inclusions:** All Light Fixtures & Window Coverings

Discover comfort, convenience, and community in this beautifully updated 2-bedroom condo, featuring a spacious 4-piece bathroom and a cozy balcony perfect for enjoying natural light throughout the day. Freshly painted and tastefully updated, this home offers a warm and inviting atmosphere. This unit includes a TITLED UNDERGROUND parking spot, ensuring both security and ease of access. With its ALL INCLUSIVE CONDO FEES with exception of TV/Internet this home is simplicity at its finest. Residents also enjoy an array of exceptional amenities, including an on-site administration office, a fully equipped kitchen and dining room, a private dining room for special gatherings, a hair salon, a library, a games room, a guest suite for visitors, and beautifully maintained outdoor gardens and patio spaces. Located in a sought-after 60+ seniors complex, this residence provides an ideal blend of independent living with access to a vibrant community and fantastic services. Don't miss this opportunity.