



GRASSROOTS
REALTY GROUP

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**805, 30 Carleton Avenue
Red Deer, Alberta**

MLS # A2261088



\$305,000

Division:	Clearview Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,153 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 223
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Central Vac and Attachments

Low condo fees and maintenance free living in this 3 bedroom fully finished townhouse steps away from all Clearview Ridge amenities! Enter into the spacious and bright living room with nice separation from the well laid out kitchen. The main floor is finished with a 2 pc bathroom and access to the maintenance free backyard (lawn mowing included in the Summer months). Upstairs you will find 2 oversized bedrooms, with a walk in closet in the primary with direct access to the 4 piece main bathroom. Downstairs is fully developed with another great size bedroom, accompanied by a rec room ready for whatever your family needs are. The basement is completed with a gorgeous 3 piece bathroom with a tiled steam shower with glass doors, storage and the utility/laundry room. There is great value in this finished townhouse with 2 assigned parking stalls plus ample visitor parking.