



**GRASSROOTS**  
REALTY GROUP

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**229, 56 Carroll Crescent  
Red Deer, Alberta**

**MLS # A2270135**



**\$249,500**

<b>Division:</b>	Clearview Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	754 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Heated Garage, Parkade, Secured, Stall, Titled, Under		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Boiler, Hot Water, Natural Gas

**Floors:** Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 613

**LLD:** -

**Zoning:** DC(10)

**Utilities:** -

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Mobile Island, Window Coverings, Portable AC Unit, (1) Parkade Remote, (1) Door Fob, Ceiling Fan, 2 TV Wall Mounts

~THIS ONE SPARKLES~ looking for a PRISTINE place to call home?... This property fits the bill. A gorgeous NEWLY RENOVATED CONDO, located on a very quiet close in CLEARVIEW. This home features all NEW LUXURY VINYL PLANK flooring throughout, beautiful WHITE KITCHEN, with stainless appliances, fridge has water/ice, a spacious mobile Island featuring QUARTZ top and pull-out drawers, a large storage/pantry and a stacking washer/dryer. There are ceiling fans in each bedroom, a spacious maintenance free BALCONY, HEATED UNDERGROUND PARKING with 2 fobs, and a stunning custom TILED SHOWER in the bathroom. AIR CONDITIONING unit stays for your summer comfort and convenience! This building is equipped with ELEVATORS, a hair salon, fitness room, restaurant and dining room and large common area. There is over \$1 million dollars in the reserve fund, and privately managed. Condo fees include heat, electricity, water, garbage, snow clearing, lawn care all exterior maintenance, and insurance. Adult living at its finest, a secured building, sorry no pets, and nonsmoking.