



GRASSROOTS
REALTY GROUP

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**129, 56 Carroll Crescent
Red Deer, Alberta**

MLS # A2274695



\$200,000

Division:	Clearview Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	757 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Heated Garage, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	Few Trees, Garden, Gazebo, Landscaped		
Heating:	Boiler, Hot Water		
Floors:	Carpet, Linoleum		
Roof:	Asphalt		
Basement:	-		
Exterior:	Brick, Vinyl Siding		
Foundation:	-		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 607		
LLD:	-		
Zoning:	DC(10)		
Utilities:	-		

Features: Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Separate Entrance, Storage, Vinyl Windows

Inclusions: N/A

Welcome to Worry-Free Living at Legacy Estates, a 60+ Adult Community. Quick possession is available on this beautifully maintained main-floor, south-facing condo located in Clearview Meadows. This bright and comfortable two-bedroom, one-bath home offers exceptional convenience, updated features, and access to an impressive list of amenities designed for easy, enjoyable living. Inside, you'll find a functional layout with a cheerful white kitchen, full set of appliances, and a brand-new dishwasher. The spacious four-piece bathroom is thoughtfully designed to accommodate mobility needs. In-suite laundry features a stackable washer and dryer, and the unit includes durable flooring and a generous enclosed storage room with space for a deep freeze. The cozy living room opens onto your private, south-facing ground-floor patio, perfect for enjoying morning coffee or offering easy access for guests. This impeccably kept, no-pet, no smoking building offers a comfortable and community-oriented lifestyle and is wheel chair accessible throughout. The condo fee of \$606.52 per month includes all utilities except phone, internet and cable, simplifying monthly expenses. The home also comes with a heated, titled underground parking stall, and storage cages can be rented. Residents of Legacy Estates enjoy optional chef-prepared meals, lunch and supper weekdays, breakfast on weekends, dining area, elevators, an exercise/fitness room, an on-site hair salon, library and lounge areas, and even a guest suite, a beautiful outdoor courtyard with gazebo, and a wide range of organized social activities. The building is conveniently located close to walking trails, shopping, and transit, offering both independence and connection. This well-cared-for condo is move-in ready and an excellent opportunity to enjoy low-maintenance living in a warm and welcoming community.

Quick possession is available.