



**1305, 30 Carleton Avenue  
Red Deer, Alberta**

**MLS # A2282779**



**\$299,900**

**Division:** Clearview Ridge

**Type:** Residential/Five Plus

**Style:** 2 Storey

**Size:** 1,039 sq.ft. **Age:** 2012 (14 yrs old)

**Beds:** 2 **Baths:** 2 full / 1 half

**Garage:** Stall

**Lot Size:** 0.03 Acre

**Lot Feat:** Back Lane, Back Yard, Landscaped

**Heating:** Central, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 240

**Basement:** Full

**LLD:** -

**Exterior:** Composite Siding, Wood Frame

**Zoning:** R2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Laminate Counters, Vinyl Windows

**Inclusions:** NA

Don't miss this well maintained unit in one of Red Deer's most desired condominium complexes. Conveniently located close to shopping, coffee shop, pubs, schools, parks, trails and transit, this is the perfect spot for working professionals or a young family. Enter the home into the main floor living room, flow through into the dining area and kitchen featuring ample counter and cupboard space with stainless steel appliances. Walk out into the fenced back yard from the dining area. 2 pc powder room completes the main floor. Upstairs is the perfect layout for roommates, or teenagers, with 2 separate master bedrooms each with their own ensuite bath. The basement is undeveloped and awaits your finishing touches. Laundry is located in the lower level. Back yard is fully fenced and ready for your kids or pets and has access to the alley. This is a great starter unit, or add it to your rental portfolio. 2 assigned parking stalls are outside your front door.