



**344, 56 Carroll Crescent  
Red Deer, Alberta**

**MLS # A2283828**



**\$264,900**

<b>Division:</b>	Clearview Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	902 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Gazebo, Landscaped		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 708
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC(10)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** Fridge, Stove, Dishwasher, Microhood, Washer/Dryer Stackable, all window coverings

A rare corner unit &mdash; and the most spacious in the building &mdash; with all the right updates already done, so all you have to do is move in and enjoy a downsize that doesn't feel like a step back, but a step into something simpler, lighter, and more connected. With 902 sq.ft. of bright, one-level living, this thoughtfully designed 2-bedroom, 2-bath home is accessed by elevator &mdash; no stairs, no maintenance, no stress. The open layout feels welcoming and functional, while the quiet, adult-only building (no pets) creates a peaceful atmosphere you can truly relax in. The primary suite features a walk-in shower for comfort and ease. The second full bath offers a jetted walk-in tub &mdash; perfect for unwinding at the end of the day. In-unit laundry adds convenience, and your private balcony gives you fresh air whenever you want it. Freshened throughout with new paint, updated lighting, refreshed countertops, a new sink and taps, and all new appliances &mdash; stove, dishwasher, fridge, microwave, washer, and dryer &mdash; the unit feels clean, modern, and move-in ready. This is where lifestyle truly shifts. Residents enjoy a fitness centre, library, crafting and gaming nooks, hair salon, guest suite, beautifully landscaped courtyard with gazebo, and an incredible dining hall with optional homemade meal plans &mdash; so cooking dinner becomes a choice, not a chore. Condo fees cover heat, water, snow removal, trash, reserve fund contributions, and maintenance of common areas &mdash; giving you predictable monthly expenses and true lock-and-leave peace of mind. Located in Clearview Meadows, you're steps from transit, close to Clearview Market and Timberlands Plaza, and within walking distance to parks &mdash; everyday errands and outings are simple. If you're ready for a lifestyle upgrade that protects

your independence while surrounding you with community when you want it, this may be the perfect next chapter.