



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

**MLS # A2283828**



**\$259,900**

<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		

**Heating:** Hot Water

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Wood Frame

**Foundation:** -

**Features:** Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 708

**LLD:** -

**Zoning:** DC(10)

**Utilities:** -

**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, power, 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.