



**608, 30 Carleton Avenue
Red Deer, Alberta**

MLS # A2289485



\$319,900

Division:	Clearview Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,089 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Guest, Plug-In, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 24
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	FRIDGE, STOVE, DISHWASHER, MICROWAVE, WINDOW COVERINGS, WASHER, DRYER		

IMMEDIATE POSSESSION & MOVE IN READY ~ FULLY DEVELOPED 3 BEDROOM, 3 BATHROOM 2-STOREY CONDO ~ CONVENIENT & WALKABLE LOCATION ~ Covered front entry welcomes you and leads to the sun filled foyer and open concept main level ~ The living room features floor to ceiling south facing windows that fill the space with natural light ~ The dining room has a stylish feature wall, dual chandeliers, and plenty of space to host large gatherings ~ The kitchen offers a functional layout with ample cabinet space, stone and stainless steel countertops including an island and a raised eating bar, large wall pantry and sliding patio doors with access to the deck and fully fenced, low maintenance backyard ~ 2 piece main floor bathroom ~ The primary bedroom is a generous size and can easily accommodate king size furniture plus multiple pieces of large furniture, and features a walk-in closet with built in organizers ~ 5 piece bathroom has an oversized vanity with dual sinks and extra storage cabinets, and a linen closet ~ 2nd bedroom located on the upper level is also a generous size with built in clothing organizers and has large south facing windows (with blackout blinds) ~ The fully finished basement offers a spacious family room, 3rd bedroom, 3 piece bathroom with a walk-in tile shower, laundry and ample storage space throughout ~ 2 powered parking stalls just outside the front door ~ Low monthly condo fees include; grounds maintenance, parking, professional management, reserve fund contributions, and snow removal ~ Excellent location; steps to Clearview Market Square (grocery stores, restaurants, gyms, Starbucks, etc), Timberland Crossing (grocery stores, restaurants, gyms, car wash, child care and more), plus multiple schools, parks and walking trails that connect to Red Deer's extensive trail system ~ This move in

ready home delivers both convenience and modern comfort!