



**1104, 30 Carleton Avenue
Red Deer, Alberta**

MLS # A2290025



\$317,900

Division:	Clearview Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,032 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Assigned, Off Street, Plug-In, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Other, Stone

Foundation: Poured Concrete

Features: Pantry

Water: -

Sewer: -

Condo Fee: \$ 240

LLD: -

Zoning: R-M

Utilities: -

Inclusions: N/A

Wow! What an amazing find! Fully finished townhouse with LOW condo fees! \$239.88 monthly includes grass cutting in your yard & common areas & snow removal, so no maintenance required for you! This unit has so much to offer! Great floor plan. Spacious living room, powder room and two closets on the main floor! Kitchen features stainless steel appliances, double sink, pantry & sliding garden doors out to the fenced backyard. Upstairs you'll find two huge bedrooms each with their own ensuite bathroom. The basement is fully finished. This home was built green with a high efficiency furnace, asphalt hot water tank, HRVC system, and quality building materials such as hardi-board siding! Other features include: two parking stalls with power, garbage & recycling enclosures and included in condo fees, walking distance to all the amenities such as banks, grocery stores, restaurants, clinics, specialty stores & more. Also, nearby walking trails & the beautiful "three-mile bend" off leash dog park. Pets are allowed here but limited to 2 pets per household. No reptiles allowed.