



**807, 30 Carleton Avenue
Red Deer, Alberta**

MLS # A2296537



\$316,900

Division:	Clearview Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,122 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Outside, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Cul-De-Sac, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 247
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to #807-30 Carleton Avenue, a beautifully maintained home nestled in one of Red Deer's most sought-after neighborhoods. This inviting property offers the perfect blend of comfort, convenience, and lifestyle. Ideally located, you'll enjoy being just minutes from schools, parks, playgrounds, and an extensive network of walking and biking paths, perfect for staying active and enjoying the outdoors. Everyday essentials are right at your fingertips with nearby shopping and grocery options, making errands quick and easy. Whether you're a first-time buyer, downsizing, or looking for a smart investment, this well-cared-for home offers exceptional value in a prime location. Don't miss your opportunity to be part of this vibrant and family-friendly community.