



**215, 56 Carroll Crescent  
Red Deer, Alberta**

**MLS # A2301500**



**\$249,900**

<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>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Brick, Vinyl Siding

**Foundation:** -

**Features:** Ceiling Fan(s), Laminate Counters, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 725

**LLD:** -

**Zoning:** DC(10)

**Utilities:** -

**Inclusions:** Fridge, stove, dishwasher, range hood fan, stacking washer/dryer, portable a/c unit.

60+ adult condo in the popular Legacy Estates, located in SE Red Deer. Meticulously upgraded unit, freshly painted, with 2 bedrooms, 2 baths, one has a bathtub, the other has a large shower. The kitchen has raised panel white cabinets and comes with the fridge, stove & dishwasher. There is a storage room and in-suite laundry with a stacking washer/dryer (also included). The living room has a garden door out to a covered deck that looks out onto the courtyard- a beautiful setting! This unit is close to the elevator. The heated, titled parking stall is also close to the elevator. Condo fees include heat, power, exterior maintenance, water, sewer, garbage removal, onsite admin and maintenance person(s). Great amenities include a games room, library, gym, puzzle/craft area, wood working shop, hair salon and dining area with meal services.