



**803, 30 Carleton Avenue
Red Deer, Alberta**

MLS # A2301570



\$300,000

Division:	Clearview Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,177 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Smart Home, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Nest Thermostat

Welcome to this fully finished townhouse in the highly sought-after community of Clearview Ridge located close to incredible amenities. The open-concept main floor offers a bright and functional layout, featuring a cozy living room, inviting dining area, and a well-appointed kitchen. Designed with both style and practicality in mind, the kitchen boasts stainless steel appliances, a central island, and generous cabinet and counter space, complete with a raised eating bar—perfect for casual dining or entertaining. A convenient 2-piece powder room and direct access to the fully fenced and landscaped yard complete the main level (best part no mowing!) Upstairs, you’ll find two spacious bedrooms, including a lovely primary retreat with a walk-through closet and walk-through access to the family 4-piece bathroom. The professionally finished basement extends your living space with a comfortable family area, a third bedroom, laundry facilities, and an additional 4-piece bathroom—ideal for guests or a growing family. Enjoy low-maintenance living with condo fees that cover snow removal and landscaping, all while being ideally located close to shopping, schools, and some of Red Deer’s most scenic trails. Fantastic value in this fully finished home. Priced to sell while allowing room for someone to paint & make personal touches! 2 pets permitted per household & no reptiles.