



1005, 30 Carleton Avenue
Red Deer, Alberta

MLS # A2302658



\$317,900

Division:	Clearview Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,187 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Ceiling Fan(s), Kitchen Island, Pantry

Water: -

Sewer: -

Condo Fee: \$ 240

LLD: -

Zoning: R-M

Utilities: -

Inclusions: Fridge, stove, dishwasher, microwave hood fan, washer, dryer, deep freeze, window coverings, garden shed.

Very well cared for townhome in the popular Clearview Ridge area. This home has grey vinyl plank flooring throughout the living, dining and kitchen which features chocolate coloured cabinets, a full tile backsplash, stainless steel appliances and a walk in pantry. There is a 2 pce bath and patio doors out to the yard. The shed is included and there's a vinyl fence. Upstairs has 2 large bedrooms- the primary has a walk in closet and a cheater door to the 4 pce bath. Downstairs is developed with a nice sized family room, a 3rd bedroom w/ a huge window and a 4 pce bath. High efficient furnace and an hvac system.