



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**336, 56 Carroll Crescent  
Red Deer, Alberta**

**MLS # A2190101**



**\$212,500**

<b>Division:</b>	Clearview Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	823 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water

**Floors:** Hardwood, Linoleum

**Roof:** Shingle

**Basement:** -

**Exterior:** Brick, Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Closet Organizers, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 655

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** n/a

Welcome to Adult Living in Legacy Estates! Located in a great location in the building, this spacious 2 bedroom, 2 bathroom top floor unit boasts lots of recent updates and great features and it has a quick possession! Recent updates and features include: newer washer/dryer, dishwasher, garburator, newer paint throughout, a phantom screen, new A/C unit, lots of extra cabinetry, updated lighting, hardwood flooring, and a large pantry with loads of storage and you can enjoy your coffee on the quiet, private balcony backing on to the adjacent tree belt! 1 TITLED parking stall in the heated underground parkade is also included with the sale and it is in a great location with easy in, easy out access! Legacy Estates offers many amenities including a gym, library, hair salon, work shop, entertainment room, lots of puzzle and card areas, large dining and sitting area, lunch and dinner options at affordable prices, shuttle services, a beautiful courtyard with Gazebo, BBQ and sitting areas and a relaxing atmosphere! Condo fees include all utilities too!