



GRASSROOTS
REALTY GROUP

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**202, 56 Carroll Crescent
Red Deer, Alberta**

MLS # A2201266



\$225,000

Division:	Clearview Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	832 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	City Lot		

Heating: Baseboard, Natural Gas, Radiant

Floors: Carpet, Laminate, Linoleum

Roof: Shingle

Basement: -

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Elevator, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities

Water: -

Sewer: -

Condo Fee: \$ 658

LLD: -

Zoning: DC(10)

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Life gets easier at Legacy Estates! This vibrant 60+ community is perfect for those ready to downsize and reclaim their time. Forget the endless tasks of maintaining a detached home—no more mowing, shoveling, or worrying about repairs. Instead, spend your days doing what you love in a home that's as low-maintenance as it is comfortable. This bright and airy 2-bedroom, 2-bathroom condo is thoughtfully designed with a south-facing balcony where you can soak up the sun and enjoy peaceful moments outdoors. The lifestyle here is second to none. Meet new friends and enjoy an active social life with access to fantastic amenities: a fully equipped fitness center, cozy library, reading nooks, computer room, guest suite, and even an in-house dining room with optional meal plans. There's something for everyone, whether you prefer quiet relaxation or lively connections. Outside, the beautifully landscaped grounds offer a private oasis with colorful gardens, a charming gazebo, and space to unwind. The titled underground parking stall ensures you never worry about parking or winter weather. With all-inclusive condo fees covering electricity, heat, water, sewer, trash, and grounds maintenance, you can say goodbye to the hassles of homeownership. Plus, the self-managed condo has a strong reserve fund, giving you peace of mind for years to come. Located in Clearview Meadows, you'll enjoy easy access to shopping, dining, and services, all just minutes from your door. It's time to trade maintenance and stress for freedom and fun. At Legacy Estates, every day is yours to spend the way you want. Start living your best life here!