



GRASSROOTS
REALTY GROUP

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**329, 56 Carroll Crescent
Red Deer, Alberta**

MLS # A2206670



\$222,500

Division:	Clearview Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	756 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	Public
Floors:	Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 601
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-10
Foundation:	Poured Concrete	Utilities:	High Speed Internet
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Storage, Vinyl Windows		

Inclusions: Lighting fixtures

Not just a luxury Adult Living condo, it's the social lifestyle! This 60+ top floor unit in Legacy Estates with south facing balcony is the opportunity to jump on! Clean, well maintained and secure; enjoy resort worthy amenities such as Beauty Parlour with on-site Stylist, Library with theatre room, Plenty of Visiting Areas & Reading Nooks, Private Meeting Rooms, On-site Mail, Games Room with Pool Table, Shuffle Board & Darts, Dining Room featuring chef lunch & dinner creations, Bistro Coffee Bar, Exercise Room, Beautiful Outdoor Space and full Calendar of Social Events to get to know your neighbours! Unit 329 boasts newer flooring, neutral paint tones, updated appliances with brand new washer and dryer, pantry and storage, 2nd bedroom that would also make a great hobby room, low maintenance deck, wide doorways and well thought out open concept allowing enhanced accessibility. Explore the walking trails, nature areas, visit the nearby park or see the City with easy to access public transit. Titled underground stall in heated parkade and powered visitor parking completes this sought-after investment opportunity. The convenient neighbourhood also features shopping, restaurants and emergency services all within minutes of home!