



GRASSROOTS
REALTY GROUP

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

**101, 125 Caribou Crescent
Red Deer, Alberta**

MLS # A2207936



\$315,000

Division:	Clearview Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,383 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 282
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, garage door opener & controls

End Unit Condo Townhouse With 3 Bedrooms, 2.5 Bathrooms And A Double Heated Garage! Welcome to Clearview Ridge, a highly sought after neighbourhood located close to so many major amenities including schools, shopping and some of Red Deer's finest trails. This upgraded unit features a gas fireplace in the living room with access to the balcony with a BBQ gas hook up. The kitchen features tons of cabinet & counter space with a large island & eating bar, stainless steel appliances and a pantry. Upstairs you will discover three bedrooms including the primary suite with a vaulted ceiling, walk-in closet and 4pc ensuite. Upper floor laundry is an added convenience. This unit has one of the best locations with ample street parking, a full driveway and green space to the East. Carpets have just been professionally cleaned and were replaced in 2021. Easy living at it's finest. Immediate possession available!