

1104, 30 Carleton Avenue  
Red Deer, Alberta

MLS # A2290025



## \$317,900

<b>Division:</b>	Clearview Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,032 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Assigned, Off Street, Plug-In, Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 240

**Basement:** Full

**LLD:** -

**Exterior:** Other, Stone

**Zoning:** R-M

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Pantry

**Inclusions:** N/A

Wow! What an amazing find! Fully finished townhouse with LOW condo fees! \$239.88 monthly includes grass cutting in your yard & common areas & snow removal, so no maintenance required for you! This unit has so much to offer! Great floor plan. Spacious living room, powder room and two closets on the main floor! Kitchen features stainless steel appliances, double sink, pantry & sliding garden doors out to the fenced backyard. Upstairs you'll find two huge bedrooms each with their own ensuite bathroom. The basement is fully finished. This home was built green with a high efficiency furnace, asphalt hot water tank, HRVC system, and quality building materials such as hardi-board siding! Other features include: two parking stalls with power, garbage & recycling enclosures and included in condo fees, walking distance to all the amenities such as banks, grocery stores, restaurants, clinics, specialty stores & more. Also, nearby walking trails & the beautiful "three-mile bend" off leash dog park. Pets are allowed here but limited to 2 pets per household. No reptiles allowed.