



GRASSROOTS
REALTY GROUP

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406, 30 Carleton Avenue
Red Deer, Alberta

MLS # A2333410



\$312,000

Division:	Clearview Ridge		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,064 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, See Remarks		

Heating:	Ceiling, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully maintained executive-style townhouse located in the highly desirable community of Clearview Ridge. From the moment you step inside, you'll appreciate the bright, open-concept floor plan where the living room, dining area, and kitchen flow seamlessly together, creating a comfortable space for everyday living and entertaining. Rich laminate flooring adds warmth throughout the main level, while the large windows and patio doors fill the home with natural light. The kitchen is both functional and inviting, offering plenty of cabinetry and counter space, a kitchen island with additional storage, ceramic tile backsplash, and a complete appliance package including the refrigerator, stove, and built-in dishwasher. A convenient 2-piece powder room completes the main floor. Upstairs you'll find two spacious bedrooms, each with generous closet space and its own private ensuite bathroom. The primary bedroom features two separate closets and a 3-piece ensuite with a walk-in corner shower. The second bedroom offers a large closet and a 4-piece ensuite with a tub and shower combination. A linen closet on the upper level provides even more storage. The full unfinished basement offers endless possibilities for future development. With generous ceiling height and an open layout, it's ready for your ideas, whether that's a family room, home office, home gym, media room, or an additional bedroom and bathroom (subject to any required approvals). You'll also find the laundry area, a high-efficiency Coleman furnace, Venmar AVS Heat Recovery Ventilation (HRV) system, and a durable Rheem Marathon hot water tank with a lifetime warranty. Step outside and enjoy your fully fenced private backyard featuring low-maintenance vinyl fencing, a spacious concrete patio, and a well-kept lawn. It's the perfect place to relax with your morning coffee, entertain friends, or

enjoy summer barbecues. Two assigned parking stalls are conveniently located right outside your front door, with visitor parking near by.

Living here means enjoying the benefits of a professionally managed condominium community. Lawn care and snow removal are taken care of, giving you more time to enjoy life and less time worrying about maintenance. Simply lock the door and head out, knowing the exterior upkeep is looked after. Whether you're a first-time home buyer, young professional, investor, or someone looking to downsize without sacrificing comfort, this move-in-ready home offers an excellent floor plan, quality mechanical systems, modern finishes, and an outstanding location close to schools, parks, shopping, restaurants, public transit, and Red Deer's beautiful trail system.