



GRASSROOTS
REALTY GROUP

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1404, 30 Carleton Avenue
Red Deer, Alberta

MLS # A2348848

\$309,900

Division:	Clearview Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,146 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: all appliances, window blinds

SUPER WALKABLE, SUPER AFFORDABLE! This lovely, fully finished 2 storey townhouse offers great value for the discerning buyer! Getting into home ownership has never been easier in Verde by Avalon! This well maintained and green-built energy efficient complex offers two assigned parking stalls out front, and this particular unit is tucked in the back of the complex with back alley access! Inside the unit you'll be welcomed by a cozy living room, that leads into the kitchen / dining area. Upstairs offers a desirable 2 primary bed layout, each with their own ensuite! The fully finished basement includes an additional bedroom and bathroom, as well as rec room. The yard is fully fenced, and all exterior maintenance is taken care of for you! Verde in Clearview Ridge is super walkable, with a Catholic Elementary school just steps away, and Clearview Market across from the complex, making your day to day needs (gas, groceries, food, baking and transit) as well as access to Red Deer's trail system via Garden Heights all just steps out the door!