

\$309,900 - 2205, 30 Carleton Avenue, Red Deer

MLS® #A2125344

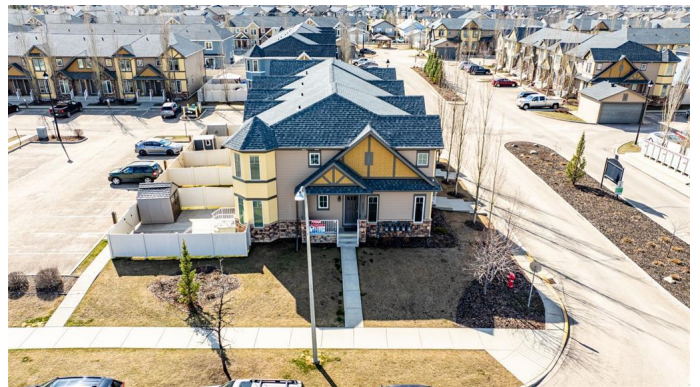
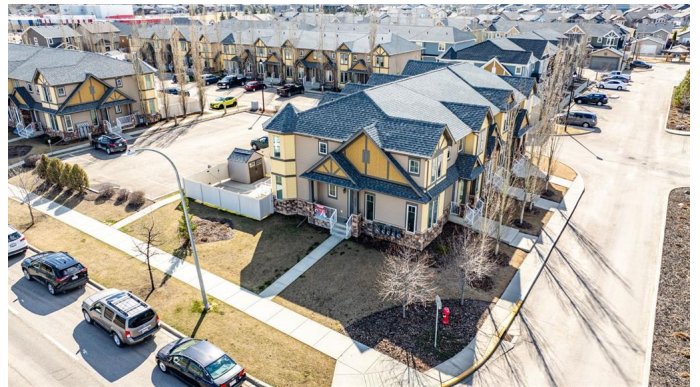
\$309,900

4 Bedroom, 4.00 Bathroom, 1,242 sqft

Residential on 0.04 Acres

Clearview Ridge, Red Deer, Alberta

Welcome to 30 Carleton Ave – your new home awaits! This exceptional townhouse which has only 1 owner and was the show home of the condo complex, larger, 1241 sq.ft – an end unit that doesn't feel like a typical townhouse with only one joined wall behind, offers an ideal living experience in a highly sought-after location in Red Deer. Situated close to walking trails, the river, and shopping, this home is designed with your family in mind, boasting a total of 4 bedrooms and 4 bathrooms. Upon entering, you'll be greeted by a comfortable living space featuring an open main floor concept kitchen and dinette, with the living room on the opposite side. The bright kitchen is adorned with laminate countertops, a new stove, and a convenient corner pantry, illuminated by ample natural light from south-facing windows. A 2 pc bathroom on the main floor adds to the convenience. Step outside to the spacious, fully fenced backyard – an end unit perk – complete with a newer patio and good sized shed, ideal for outdoor activities and relaxation. Just a block away, you'll find a green space and park, perfect for kids to enjoy. The second floor boasts a large primary bedroom with closet en suite and large windows, along with two additional generous-sized bedrooms and another 4 pc bathroom. Downstairs, the professionally finished basement offers versatile living space, ideal for a teen or roommate, with one bedroom, a bathroom, storage under the



staircase, a spacious utility room/storage, and a rec room – all in like-new condition. There is 2 parking spots behind and this unit has larger end backyard as well as you are welcome to park on the street or use visitor parking for guests! You will enjoy this place, as you can park on the street and walk right up into your front doors! Located in a newer condo complex with low condo fees and great management, this home is steps away from a wealth of amenities, including shopping centers, dining options, recreational facilities, golf courses, and parks, providing endless opportunities for leisure and enjoyment. For families, this home is an ideal choice, with quality schools, sports programs, and community events enriching the lives of young residents. Red Deer offers an attractive cost of living and diverse housing options, ensuring there's something to suit every taste and budget. Easy to show and ready to welcome its new owners, this home presents a perfect opportunity to embark on your homeowners' journey. Don't miss out!

Built in 2011

Essential Information

MLS® #	A2125344
Price	\$309,900
Sold Price	\$309,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,242
Acres	0.04
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey

Status	Sold
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Community Information

Address	2205, 30 Carleton Avenue
Subdivision	Clearview Ridge
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 0M8

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Off Street, Parking Lot, Parking Pad, Stall

Interior

Interior Features	Closet Organizers, Laminate Counters, No Smoking Home, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air, Full
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Entrance
Lot Description	Back Yard, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 23rd, 2024
Date Sold	May 8th, 2024
Days on Market	15
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX real estate central alberta

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