

# \$319,900 - 504, 30 Carleton Avenue, Red Deer

MLS® #A2225018

## \$319,900

3 Bedroom, 4.00 Bathroom, 1,176 sqft

Residential on 0.00 Acres

Clearview Ridge, Red Deer, Alberta

Welcome to unit #504 in 30 Carleton Ave! This condo is stunning and the perfect starter home, downsizing opportunity or rental option for any buyers out there. Entering the property, you feel the open concept right away and will have a large living, dining and kitchen area on the main floor. Off the back of the kitchen is a deck and back yard fenced by vinyl fencing. Also, outside is the AC unit which is a massive perk during these hot summer days. The upstairs has 2 large bedrooms with ensuites in BOTH rooms. The basement has another bedroom and a rec room that will be great for watching movies or entertaining friends. The washer and dryer are also located in the basement as well. This property is very close to all amenities and has a great location for getting to the golf course, the river and easy access to come and go from the city.

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2225018  |
| Price          | \$319,900 |
| Bedrooms       | 3         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,176     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2013          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 504, 30 Carleton Avenue |
| Subdivision | Clearview Ridge         |
| City        | Red Deer                |
| County      | Red Deer                |
| Province    | Alberta                 |
| Postal Code | T4P 0M8                 |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Parking               |
| Parking Spaces | 2                     |
| Parking        | Assigned, Parking Pad |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer                          |
| Heating           | Forced Air, Natural Gas                                                                    |
| Cooling           | Central Air                                                                                |
| Has Basement      | Yes                                                                                        |
| Basement          | Finished, Full                                                                             |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Storage                            |
| Lot Description   | Back Yard, Lawn, Level             |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 14             |
| Zoning         | R2             |

Listing Details

Listing Office            CIR Realty

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