

# \$349,900 - 32 Carroll Crescent, Red Deer

MLS® #A2206075

**\$349,900**

4 Bedroom, 3.00 Bathroom, 1,197 sqft  
Residential on 0.04 Acres

Clearview Meadows, Red Deer, Alberta

~PRISTINE FAMILY HOME awaits its new owners! NO CONDO FEE'S. You will enjoy your fully fenced yard, where you can have your pets and your children, comes with small garden shed for added storage convenience. Move in with piece of mind knowing you have new SHINGLES, FURNACE, HOT WATER TANK, (October 2024) Brand new washer, dryer, new stainless dishwasher, stove and fridge. All three levels have new flooring, a gorgeous vinyl, great for durability and exceptional to maintain. The upstairs has three bedrooms, linen closet, and a four-piece bathroom. The Primary bedroom features ceiling fan and his/her closets. Main floor has a half bath at the back entrance, an eat in kitchen, white cabinets, tiled back splash, island, and new stainless appliance package. There is a spacious living room located at the front with street views in a quiet neighborhood. The fully developed basement features a newly renovated 3-piece bathroom with laundry facilities, lots of storage, a fourth bedroom, and a family room. There is plenty of room for a growing family. Other great features are central vacuum, 3 ceiling fans, jet tub, and a maintenance free back yard. Located near major bus routes, shopping amenities, paved trails, and schools, this one is desirable to a wide range of buyers. Lots of off-street parking, and room to build a small garage.

Built in 1997



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2206075      |
| Price          | \$349,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,197         |
| Acres          | 0.04          |
| Year Built     | 1997          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 32 Carroll Crescent |
| Subdivision | Clearview Meadows   |
| City        | Red Deer            |
| County      | Red Deer            |
| Province    | Alberta             |
| Postal Code | T4P 3R8             |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Vinyl Windows                        |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
|-------------------|--------------------------------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Back Yard, Private       |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 6                |
| Zoning         | R2               |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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