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36 Memorial Parkway Rural Red Deer County, Alberta

MLS # A2255569



\$499,900

Division: Liberty Landing Residential/House Type: Style: 2 Storey Size: 1,340 sq.ft. Age: 2025 (0 yrs old) **Beds:** Baths: 2 full / 1 half Off Street, Parking Pad, RV Access/Parking Garage: Lot Size: 0.09 Acre Lot Feat: Back Lane

Heating: Water: **Public** High Efficiency, Forced Air, Natural Gas Floors: Sewer: Carpet, Tile, Vinyl Plank Sewer Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Concrete, Shingle Siding, Stone, Wood Frame DCD 9A Foundation: **Poured Concrete Utilities:**

Features: Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters

Inclusions: top soil to grade, front sod, poured concrete sidewalk

Take the stress out of life by purchasing a brand new home with Alberta New home Warranty included! SUPER CUTE NEW 2 STOREY HOME by Asset Builders 2015 Corp, winner of the 2024 Builders of the Year award, this 3 bedroom, 3 bath home w/nice curb appeal & covered front verandah. Bright & open floor plan w/vinyl flooring throughout the main level & energy efficient Triple Pane windows has amazing flow & lots of natural light. The nice sized entryway opens into your living room /dining area/kitchen. Living room is spacious & will fit your large sectional & enough room in your dining space for all your guests! This awesome kitchen w pantry, island, coffee bar area, under cabinet lighting, 4 stainless appliances (with microwave vented outside!) & quartz countertops...Perfect For Entertaining, or for cozy family dinners. 1/2 bath on main, near large back entrance for easy backyard cleanup. 10'x12' rear deck w/aluminum railing, & northeast facing backyard, + 2 stall gravel parking pad off paved back lane, with room for a large future garage, & RV Parking! 3 bedrooms upstairs! Spacious primary bedroom features double closets & a full 4 pce ensuite. The 2 other bedrooms are of equal size, perfect for kids! A Full bath & there is UPPER FLOOR LAUNDRY. The Basement is open for future family room/entertainment space, bathroom & another bdrm, + dedicated storage room area & has 2 windows so the downstairs is still nice & bright. GST included w/rebate to builder. Top soil to grade. Front sod will be provided. Taxes to be assessed. Move in & enjoy lower utility bills plus take advantage of this strategic location in this newly built home! Please note interior pictures are of an exact layout with similar colors.