



GRASSROOTS
REALTY GROUP

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37 Louis Drive
Rural Red Deer County, Alberta

MLS # A2272382



\$349,900

| | | | |
|------------------|---------------------------------------|---------------|------------------|
| Division: | Liberty Landing | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,044 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|--|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Vinyl Plank | Sewer: | Public Sewer |
| Roof: | Asphalt, Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | DCD-9A |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas, Garbage Collection |
| Features: | Kitchen Island, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: N/A

Nestled in the heart of Liberty Landing, this contemporary end unit townhouse presents a splendid opportunity for first time home buyers and investors alike. This newly built home offers the perfect blend of modern design and convenience, situated in a vibrant area brimming with restaurants and various amenities. Step inside and be greeted by an open design main floor that seamlessly combines living, dining and cooking spaces. The kitchen is equipped with a separate island. The large dining area is perfect for family gatherings with access to a delightful deck for summer bbq's. Comfort and convenience are paramount with a handy 2 piece bathroom completing this level. As you ascend to the upper level, this townhouse continues to impress with two well-proportioned bedrooms. The master bedroom boasts a walk in closet, ensuring ample storage. A 4 piece bathroom compliments the upper floor, along with a separate laundry room. The basement, currently undeveloped holds a world of potential. The builder offers an option to finish this space at an additional cost. Outdoor features low maintenance front yard adorned with decorative rock, while the partially fenced backyard serves as a blank canvas for your landscaping aspiration.