



**23 Louis Drive  
Rural Red Deer County, Alberta**

**MLS # A2294615**



**\$389,900**

<b>Division:</b>	Liberty Landing		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	824 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Front Yard, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC 9A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, Open Floorplan, Primary Downstairs, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** front sod, back top soil to grade, fence on property line in backyard on east & west property lines towards back parking area

NO CONDO FEES & Great Location! This Brand new, stylish bi-level townhouse has 3 bdrms, 2.5 baths, with 4 appliances, conveniently located in Liberty Landing, close to Costco, restaurants + Highway 2 access. With lovely curb appeal, step into this bright home w/triple pane windows, up the stairs to this open floor plan that features a bright living room & dining room, with a chef's dream kitchen in the middle, with quartz countertops, stainless appliances & double door pantry. This huge island will become the centerpiece for family gatherings, favorite meals & deep conversations. Check out this mud room coming from your south facing backyard, that hides all your shoes & coats from your main area. There is also a convenient flex space outside this 1/2 bath area, perfect for a desk for working @ home, or dog crates or freezer...just imagine what you could use it for! On the lower level, you will find the primary bedroom master with a huge window w/barn door leading to your ensuite & walk in closet. 2 more good sized bdrms, full bath & laundry area fit also neatly on this level. There is also a spacious storage area under the stairs. Front yard will have sod, back yard will have top soil to grade + dividing fence done on the east & west property lines towards the parking area will be completed for you. This south facing backyard is where you will spend your summer evenings & 2 car off street parking off Paved back lane. This unique floor plan will impress with all the natural light & affordable price without being too small! GST included with rebate to builder. Interior pictures are of another unit with the exact floor plan and colors. Proposed possession is April 30/26