



GRASSROOTS
REALTY GROUP

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6 Memorial Parkway SW
Rural Red Deer County, Alberta

MLS # A2194369



\$475,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | Liberty Landing | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,174 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Alley Access, Off Street | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Laminate | Sewer: | Public Sewer |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade | LLD: | - |
| Exterior: | Concrete, Silent Floor Joists, Vinyl Siding, Wood Frame | Zoning: | DCD-9A Liberty Landing |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Walk-In Closet(s) | | |

Inclusions: n/a

Rare to find this Bungalow/ Bilevel Home siding onto the Park with three bedrooms up, the lower level comes with rough in plumbing, large windows and the walk out door to grade all which allow the Lower Development bedrooms , family room, play room or many other uses with this wide open space. Located in the Family friendly Community of Liberty Landing with Parks Playgrounds and pathways all ready and minutes from major shopping such as Costco and Employment Opportunities with in walking distance.