



**36 Memorial Parkway
Rural Red Deer County, Alberta**

MLS # A2255569



\$479,900

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|------------------|--|---------------|------------------|
| Division: | Liberty Landing | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,422 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Parking Pad, RV Access/Parking | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane | | |

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|--------------------|---|-------------------|--------|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Shingle Siding, Stone, Wood Frame | Zoning: | 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

IMMEDIATE POSSESSION! 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!