



GRASSROOTS
REALTY GROUP

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11 Linden Place
Rural Red Deer County, Alberta

MLS # A2323336



\$465,000

Division:	Liberty Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,808 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-37-27-W4
Exterior:	Stone, Vinyl Siding	Zoning:	DCD-9A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions:	Fireplace mantle, TV mounts x 3, shed, floating shelves in powder room. remaining New Home Warranty, security system
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An incredible opportunity to own a newer home built in 2020, backing onto scenic walking trails and offering over 1800 sq. ft. above grade. The open-concept main floor features a bright white kitchen with cabinetry extending to the ceiling, quartz countertops, a pantry, double sink and stainless steel appliances. The spacious dining area offers sliding garden doors leading to the south facing backyard and deck, while the inviting living room features an electric fireplace with a wood mantle and plenty of room for a generous-sized sectional. A convenient 2-piece powder room and built-in bench with hooks off the garage entry complete the main level. Upstairs, you'll find a bonus room with a stylish feature wall, a dedicated laundry room and three bedrooms. The primary bedroom includes a walk-in closet and an ensuite bathroom with a shower. The unfinished basement is ready for your future development ideas. Additional features include central air conditioning, a privacy screen on the deck and reasonable 2026 property taxes of \$3,148. Conveniently located near Costco, restaurants, Cineplex theatres, walking trails and more!