



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

MLS # A2325953



\$649,500

Division:	Liberty Landing		
Type:	Residential/House		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,106 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	DCD-9A
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: stove(2)fridge(2)bi dishwasher(2)microwave hoodfan(2), washer/dryer(2)

Brand-new up/down duplex in Liberty Landing, ideally located within walking distance to Gasoline Alley's shops, restaurants, services, Farmers' Market, and trail system, with quick highway access and just 9 minutes to Red Deer Polytechnic. The main floor legal suite offers 2 bedrooms and 2 bathrooms, including a spacious primary bedroom with a walk-in closet and ensuite. The bright open-concept kitchen features a large centre island, quartz countertops, stainless steel appliances, and in-suite laundry, with access to the rear deck and divided yard. The fully developed walkout basement legal suite also offers 2 bedrooms, 2 bathrooms, a private entrance, abundant natural light, a primary bedroom with walk-in closet and ensuite, a modern kitchen with quartz countertops, large island, stainless steel appliances, in-suite laundry, and in-floor heating. Front and back sod, completed fencing, front and rear decks with railings, gravel parking pad, and paved back alley are all included. Each unit is self contained, utilities are separately metered except for water. A fantastic opportunity for homeowners or investors seeking a quality new build in a convenient location. Taxes to be assessed. GST included with rebate to builder. 1-2-5-10 year new home warranty for peace of mind