



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

**MLS # A2326702**



**\$499,500**

<b>Division:</b>	Liberty Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,106 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<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>	Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DCD-9A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Vinyl Windows

**Inclusions:** stove, fridge, bi dishwasher, microwave hoodfan

Brand new Black Wolf custom walkout bilevel. Bright open floor plan offers 9 ft ceilings with vinyl plank flooring in the great room area. The kitchen has a centre island with quartz countertops and stainless steel appliances. Primary bedroom with walk in closet and 4pce ensuite. 2nd bedroom perfect for guests or work from home. Main floor laundry with lots of storage space for pantry items. The walkout basement is unfinished but has the potential for a large family room, 2 good sized bedrooms and another full bathroom. The yard will be finished with front sod, pressure treated wood fence and 2 stall parking pad. Room to build a garage. Paved back lane. Located in Liberty Landing close to all the conveniences of Gasoline Alley including Costco, farmers market, numerous restaurants, city transit, and easy highway access for daily commutes to Red Deer, Innisfail, Bowden, Olds, Airdrie, Calgary, and the International airport. The community offers an extensive trail system with playgrounds for a family atmosphere. The low county taxes and small town lifestyle makes this home a top contender for first time homebuyers, commuters, or investors.