



GRASSROOTS
REALTY GROUP

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6 Latoria Court
Rural Red Deer County, Alberta

MLS # A2338571



\$379,900

Division:	Liberty Landing		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,274 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Level, Street Lighting		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-37-27-W4
Exterior:	Vinyl Siding	Zoning:	DCD-9A
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home		

Inclusions: Refrigerator, Range, Microwave Hood Fan, Dishwasher, Washer/Dryer

This beautifully maintained Falcon Homes townhouse in Liberty Landing is move in ready, offering a functional layout and quality finishes throughout. With 4 bedrooms and 4 bathrooms, there's room for the whole family! The main floor is open with neutral inviting colors throughout, featuring stainless steel appliances and a central island in the kitchen, convenient 2pc bathroom, and access to the back deck from the dining room. Upstairs, three bedrooms are finished with carpet, and the primary bedroom includes a 3pc ensuite. Another 4pc main bath serves the remaining bedrooms. The basement is fully finished, adding a fourth bedroom, 4pc bathroom and large rec space. Out back, the yard is fully fenced and landscaped, with a north facing deck and a rear gravel parking pad to fit 2 vehicles comfortably! Backing onto a walking trail and located so close to Gasoline Alley shopping, farmer's market, restaurants, and highway access, with everyday amenities nearby and Red Deer just a quick drive away.