



GRASSROOTS
REALTY GROUP

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108 Memorial Parkway
Rural Red Deer County, Alberta

MLS # A2346176



\$364,900

Division:	Liberty Landing		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,263 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Unpaved		
Lot Size:	0.54 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Private, Street Lighting		

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

Inclusions: N/A

Welcome to 108 Memorial Parkway - a truly turnkey 2021 built two-storey home nestled in the sought-after community of Liberty Landing in Red Deer County. Ready for immediate & flexible possession, this is the opportunity buyers have been waiting for. From the moment you arrive the care and attention that has gone into this property is undeniable. Freshly painted in 2026 and with professional carpet cleaning just completed, this home presents in immaculate, move-in ready condition from top to bottom. There is nothing to do here but unpack. Inside, 1,263 square feet of thoughtfully designed living space is spread across three bedrooms and two and a half bathrooms - a layout that works beautifully for families, first time buyers, and anyone seeking a low maintenance lifestyle without compromise. Every finish reflects the pride of ownership that has defined this home since it was built. Outside, a fully fenced yard provides privacy and space for children, pets, or simply enjoying the outdoors. Architectural asphalt shingles and fresh vinyl complete the exterior package, offering both curb appeal and long term durability. The added benefit of low Red Deer County property taxes makes this an even more compelling proposition for buyers looking to maximize value. The added benefit of low Red Deer County property taxes makes this an even more compelling proposition for buyers looking to maximize value. As an added incentive, this property offers the opportunity to assume the existing mortgage at an exceptional rate of 2.79% — a significant advantage in today's interest rate environment. Subject to lender approval and qualification, this is a rare opportunity for the right buyer to step into a modern home with below-market financing already in place. Liberty Landing is a newer community that offers the perfect balance of peaceful county living with convenient access to all the

amenities Red Deer has to offer. Turnkey. Ready. Properties presented to this standard in Liberty Landing do not sit long.