\$384,000 - 92 Memorial Parkway, Rural Red Deer County

MLS® #A2182792

\$384,000

3 Bedroom, 3.00 Bathroom, 1,240 sqft Residential on 0.05 Acres

NONE, Rural Red Deer County, Alberta

For more information, please click the "More Information" button.

Located in the burgeoning community of Gasoline Alley, these properties present an excellent potential opportunity for investors and first-time buyers alike, featuring the added benefit of no condo fees. The upstairs layout includes a spacious primary bedroom complete with a private ensuite bathroom and two additional bedrooms ideal for families, roommates, or a home office space. The main floor boasts an open-concept kitchen and living room designed for both relaxation and entertaining, along with a convenient half bathroom for guests. The unfinished basement provides endless possibilities for customization, whether you envision a home gym, extra living area, or additional storage. Outdoors, residents will appreciate fully fenced yards that ensure privacy and safety for children or pets, along with extra gravel parking pads in the back to supplement street parking. Built just four years ago, these properties require minimal maintenance while adhering to modern living standards. With reliable renters already in place, investors can benefit from consistent cash flow, while first-time buyers can take advantage of potential affordable living. Ideally situated near schools, shopping, and major commuter routes, this thriving neighborhood is a perfect choice for those seeking convenience and





value. Currently, a rental property.

Built in 2020

Essential Information

MLS® # A2182792

Price \$384,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,240

Acres 0.05

Year Built 2020

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 92 Memorial Parkway

Subdivision NONE

City Rural Red Deer County

County Red Deer County

Province Alberta
Postal Code T4E 3C4

Amenities

Parking Spaces 2

Parking Parkade

Interior

Interior Features Laminate Counters, Soaking Tub

Appliances Dishwasher, Oven, Refrigerator, Range Hood, Stove(s), Washer/Dryer

Heating Electric, High Efficiency

Cooling None

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Other

Additional Information

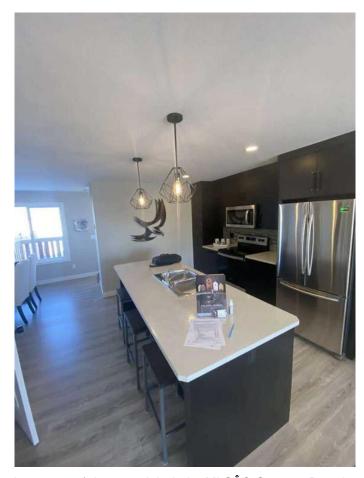
Date Listed December 9th, 2024

Days on Market 328

Zoning DCD-9A

Listing Details

Listing Office Easy List Realty



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