# \$384,000 - 90 Memorial Parkway, Rural Red Deer County

MLS® #A2181275

# \$384,000

3 Bedroom, 3.00 Bathroom, 1,282 sqft Residential on 0.05 Acres

Gasoline Alley, 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. 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.





## **Essential Information**

MLS® # A2181275 Price \$384,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,282 Acres 0.05 Year Built 2020

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 90 Memorial Parkway

Subdivision Gasoline Alley

City Rural Red Deer County

County Red Deer County

Province Alberta
Postal Code T4E 3C4

#### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features Laminate Counters, Soaking Tub

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

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**

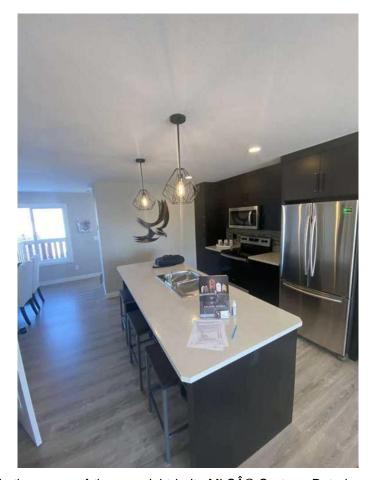
Date Listed November 27th, 2024

Days on Market 255

Zoning DCD 9A

**Listing Details** 

Listing Office Easy List Realty



Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.