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92 Memorial Parkway
Rural Red Deer County, Alberta

MLS # A2182792
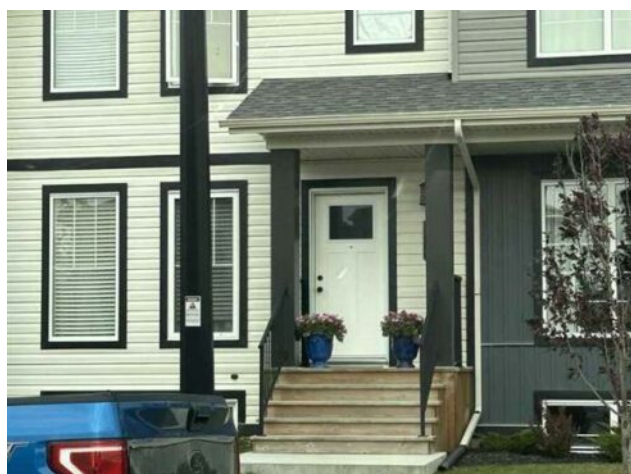
$394,000

Division:	NONE
Type:	Residential/Four Plex
Style:	2 Storey
Size:	1,240 sq.ft.
Age:	2020 (5 yrs old)
Beds:	3
Baths:	2 full / 1 half
Garage:	Parkade
Lot Size:	0.05 Acre
Lot Feat:	Back Lane, Back Yard

Heating:	High Efficiency, Electric	**Water:**	Public
Floors:	Carpet, Linoleum	**Sewer:**	Public Sewer
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	29-37-27-W4
Exterior:	Vinyl Siding	**Zoning:**	DCD-9A
Foundation:	Other	**Utilities:**	-
Features:	Laminate Counters, Soaking Tub		

Inclusions:	Blinds

For more information, please click Brochure 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.