

**54 Latoria Court**  
**Rural Red Deer County, Alberta**

**MLS # A2188416**



## \$465,000

<b>Division:</b>	Liberty Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,637 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	DCD-9A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** Garden Shed

This stunning modern home is located in the highly desirable subdivision of Liberty Landing in Gasoline alley, offering quick and easy access to the highway and nearby city amenities. Featuring 3 spacious bedrooms plus a den, an open-concept layout, and a double attached garage, this home is designed for comfort and style. The bright and inviting main floor is perfect for both daily living and entertaining. The chef-inspired kitchen is equipped with plenty of storage, ample counter space, and a large dining area, making it ideal for cooking and hosting. Cozy up by the fireplace or entertain guests in the expansive living room. The large patio doors lead to a spacious, pie-shaped yard with a low-maintenance vinyl fence. Enjoy gardening in the raised garden boxes or store your seasonal items in the maintenance-free shed. Right behind the fence, you'll find walking trails that lead to a family-friendly park, providing hours of entertainment for the kids. Upstairs, you'll find 3 large bedrooms and 2 full bathrooms. This home is in like-new condition, and the basement is ready for your personal touch, whether you envision a home theater, extra bedrooms, a bathroom, or a wet bar. This is your chance to own a home that feels brand new without the wait time to build. Don't miss out on this incredible opportunity!