

**31 Louis Drive**  
**Rural Red Deer County, Alberta**

**MLS # A2272182**



**\$409,900**

<b>Division:</b>	Liberty Landing	
<b>Type:</b>	Residential/Four Plex	
<b>Style:</b>	2 Storey	
<b>Size:</b>	1,409 sq.ft.	<b>Age:</b> 2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Off Street	
<b>Lot Size:</b>	0.05 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular 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	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DCD#9A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Wood divider fence in backyard from back of property along both east & west property lines towards 20'x20' gravel parking pad, front sod

NO CONDO FEES! Stylish, modern 2 Storey Townhomes in the great location of Liberty Landing. Say Goodbye to the stress of older homes & get Alberta New Home Warranty plus additional builder warranty on these Brand New homes built by Asset Builders Corp, winner of 2024 Builder of the Year award! Step onto your 7'x7' front deck, into your spacious entry & you are greeted by a bright & spacious open layout on this main floor. Check out all the natural sunlight through these large energy efficient triple pane windows & you will love this amazing vinyl plank flooring throughout w/cushy carpet in the bedrooms upstairs. The kitchen is the heart of the home, with a large island w/extended Quartz countertop (perfect for your stools, kids homework sessions, or long chats while cooking), built in pantry area, & 4 appliances included. Dining room will fit your large tables & extra family members. The favorite room of all parents out there is this separate mudroom w/half bath @ the back door that leads to your 10'6"x 10' south facing back deck w/aluminum railing & sunny south facing backyard, with fence between neighbors (done down sides only with back section open) with 2 car parking off the Paved back lane. Upstairs you will find the area for your future washer & dryer, 2 good sized bedrooms, a full main bath + a primary bedroom that features a large walk in closet & full 4 piece ensuite. Extra bonus is the huge hallway closets that make the best use of space! Downstairs is open for your inspiration...planned for future bdrm, bath & family room w/plenty of natural light & extra storage. High efficient furnace & 80 gallon HWT so you never run out of hot water! GST included w/rebate to builder. This family neighborhood that's close to shopping, food & the hwy! Single detached garage could be built in future. Some Interior finished pictures are from previous unit with

the exact same layout & similar colors.