

120 Memorial Parkway  
Rural Red Deer County, Alberta

MLS # A2288902



## \$419,900

<b>Division:</b>	Liberty Landing		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<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>	See Remarks		

**Inclusions:** Fridge, Stove, Microhood, Dishwasher, Wash + Dryer, All Window Coverings, All Furniture, Dishes, Art, Beds & Bedding - As Seen at the Property

Welcome to this beautifully designed Falcon Homes townhouse in desirable Liberty Landing. Offering modern convenience, exceptional finishes, and effortless living. Sold FULLY FURNISHED and completely move-in ready, this is a rare opportunity to step into a professionally styled home with everything already done for you. Located in Liberty Landing, just minutes from Gasoline Alley, you'll enjoy quick access to shopping, markets, restaurants, and Highway 2. The community offers exceptional amenities, natural wetlands, abundant green space, and close proximity to an urban center. This functional 2-storey plan is thoughtfully designed for everyday living. The main floor showcases gorgeous vinyl plank flooring, large living room windows that allow in plenty natural light, and a bright open-concept layout. The kitchen features beautiful cabinetry, a full tile backsplash, stainless steel appliances, and a sit-up island perfect for casual dining or entertaining. A spacious dining area, convenient 2-piece bathroom, and access to the back deck. Upstairs you'll find 3 bedrooms, including a stunning primary retreat with its own 3-piece ensuite featuring a tiled shower with glass door. An additional 4-piece bathroom with tiled tub surround serves the upper level. The fully finished basement adds incredible versatility, offering a large recreation room, a 4-piece bathroom, and space with potential for a 4th bedroom, home office, or gym. Outside, enjoy the fully fenced and landscaped yard, perfect for relaxing or entertaining, along with off-street parking for added convenience. Best of all there are NO condo fees and the remainder of the new home warranty to be transferred to new owner. A beautiful blend of style, functionality, and location in one of the area's growing communities.