

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

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MLS® #A2181275

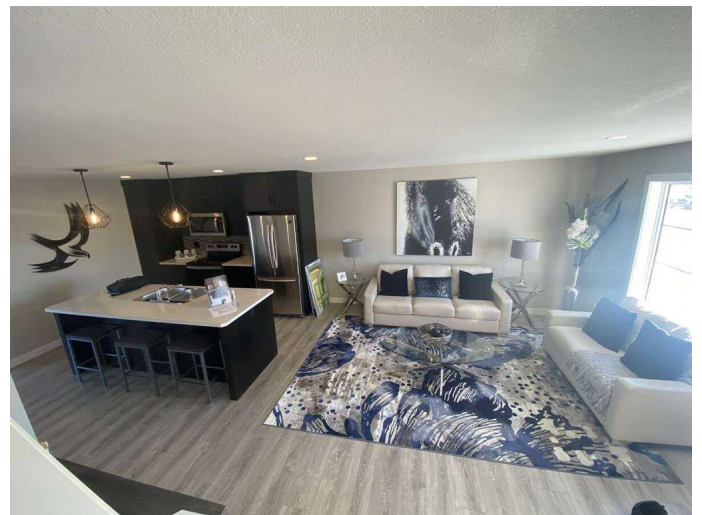
**\$384,000**

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 Brochure  
button below.

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.



Built in 2020

### 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
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Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Other

**Additional Information**

Date Listed	November 27th, 2024
Days on Market	170
Zoning	DCD 9A

**Listing Details**

Listing Office	Easy List Realty
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