

# **\$499,900 - 36 Memorial Parkway, Rural Red Deer County**

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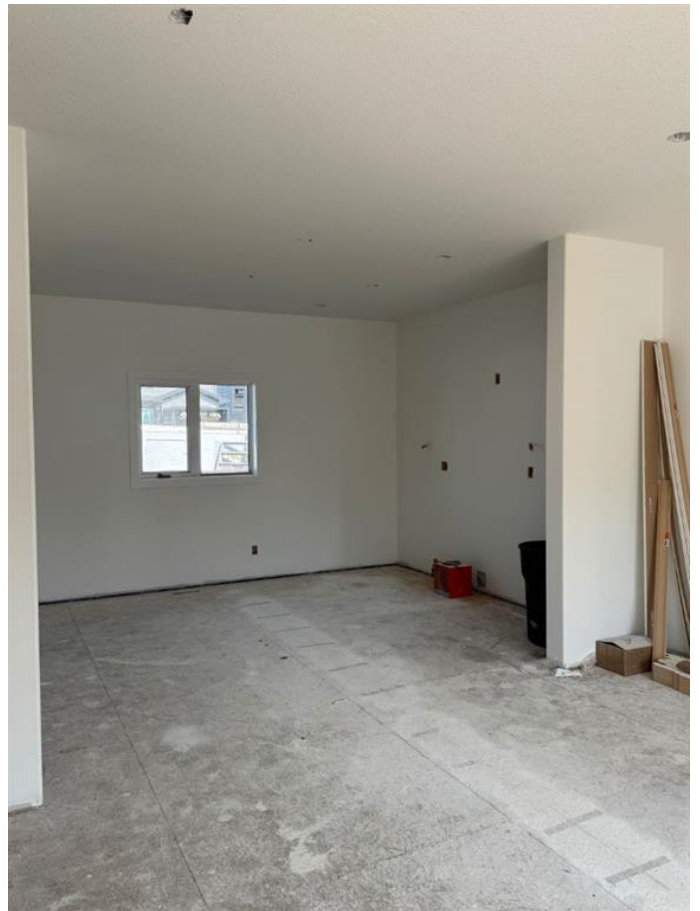
MLS® #A2255569

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,340 sqft  
Residential on 0.09 Acres

Liberty Landing, Rural Red Deer County,  
Alberta

Take the stress out of life by purchasing a brand new home with Alberta New home Warranty included! SUPER CUTE NEW 2 STOREY HOME by Asset Builders 2015 Corp, winner of the 2024 Builders of the Year award, this 3 bedroom, 3 bath home w/nice curb appeal & covered front verandah. Bright & open floor plan w/vinyl flooring throughout the main level & energy efficient Triple Pane windows has amazing flow & lots of natural light. The nice sized entryway opens into your living room /dining area/kitchen. Living room is spacious & will fit your large sectional & enough room in your dining space for all your guests! This awesome kitchen w pantry, island, coffee bar area, under cabinet lighting, 4 stainless appliances (with microwave vented outside!) & quartz countertops...Perfect For Entertaining, or for cozy family dinners. 1/2 bath on main, near large back entrance for easy backyard cleanup. 10'x12' rear deck w/aluminum railing, & northeast facing backyard, + 2 stall gravel parking pad off paved back lane, with room for a large future garage, & RV Parking! 3 bedrooms upstairs! Spacious primary bedroom features double closets & a full 4 pce ensuite. The 2 other bedrooms are of equal size, perfect for kids! A Full bath & there is UPPER FLOOR LAUNDRY. The Basement is open for future family room/entertainment space, bathroom &



another bdrm, + dedicated storage room area & has 2 windows so the downstairs is still nice & bright. GST included w/rebate to builder. Top soil to grade. Front sod will be provided. Taxes to be assessed. Move in & enjoy lower utility bills plus take advantage of this strategic location in this newly built home! Please note interior pictures are of an exact layout with similar colors.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255569    |
| Price          | \$499,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,340       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

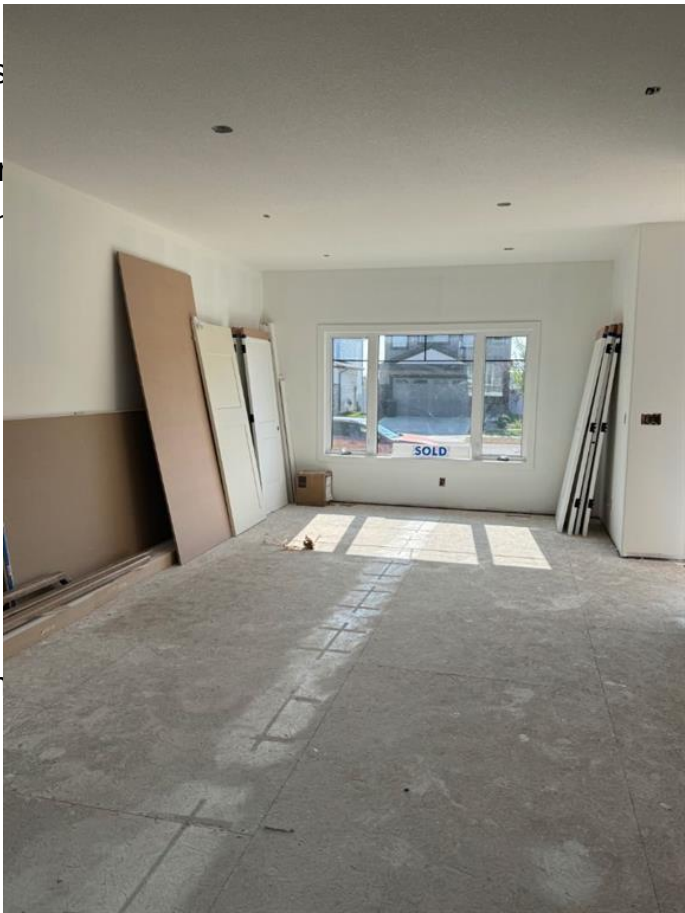
|             |                       |
|-------------|-----------------------|
| Address     | 36 Memorial Parkway   |
| Subdivision | Liberty Landing       |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4E 3B7               |

**Amenities**

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | RV/Boat Storage                            |
| Parking Spaces | 2                                          |
| Parking        | Off Street, Parking Pad, RV Access/Parking |

Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | Closet Organizers, Kitchen Is |
|                   | Pantry, Quartz Counters       |
| Appliances        | Dishwasher, Microwave, Refr   |
| Heating           | Forced Air, Natural Gas, High |
| Cooling           | None                          |
| Has Basement      | Yes                           |
| Basement          | Full, Unfinished              |



Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Lane                  |
| Roof              | Asphalt Shingle            |
| Construction      | Concrete, Stone, Wood Fram |
| Foundation        | Poured Concrete            |

Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 2                   |
| Zoning         | DCD 9A              |

Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | RCR - Royal Carpet Realty Ltd. |
|----------------|--------------------------------|

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