

# **\$384,000 - 92 Memorial Parkway, Rural Red Deer County**

---

MLS® #A2182792

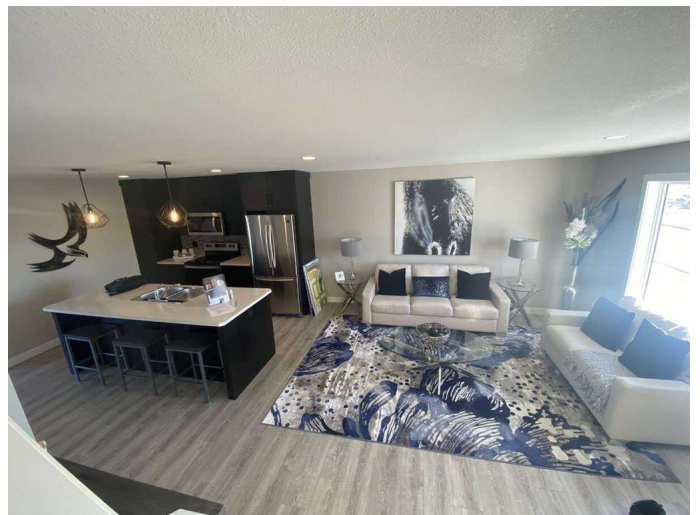
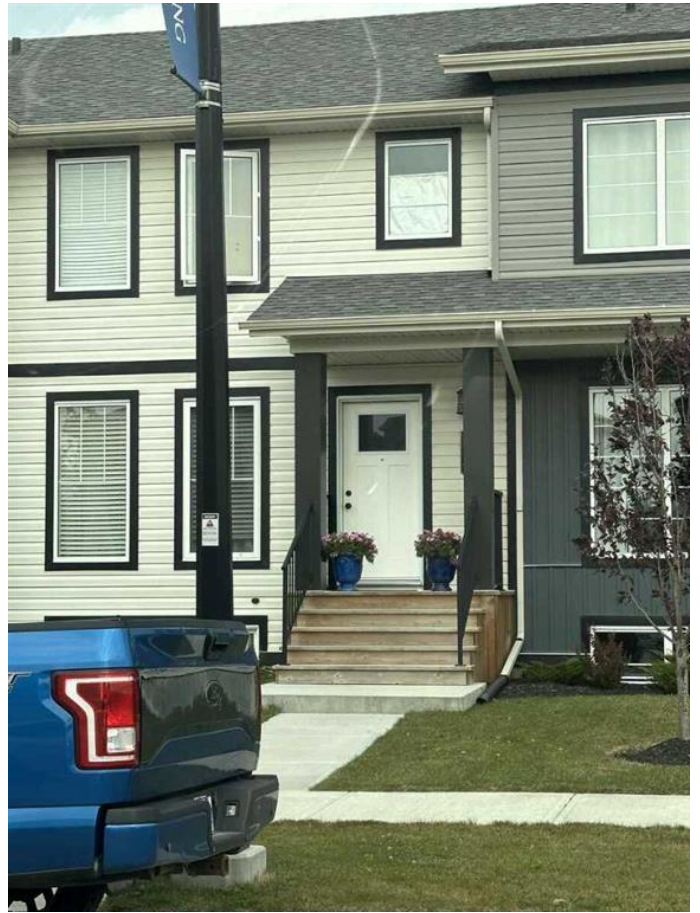
**\$384,000**

3 Bedroom, 3.00 Bathroom, 1,240 sqft  
Residential on 0.05 Acres

NONE, Rural Red Deer County, Alberta

For more information, please click the "More Information" button.

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. With reliable renters already in place, investors can benefit from consistent cash flow, while first-time buyers can take advantage of potential affordable living. 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® #	A2182792
Price	\$384,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,240
Acres	0.05
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	92 Memorial Parkway
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 3C4

### Amenities

Parking Spaces	2
Parking	Parkade

### Interior

Interior Features	Laminate Counters, Soaking Tub
Appliances	Dishwasher, Oven, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	High Efficiency, Electric
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Other

**Additional Information**

Date Listed	December 9th, 2024
Days on Market	253
Zoning	DCD-9A

**Listing Details**

Listing Office	Easy List Realty
----------------	------------------



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.