

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

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MLS® #A2181275

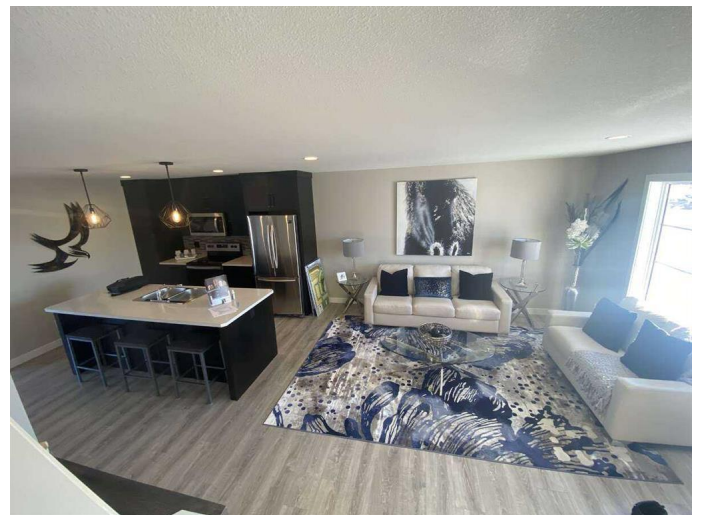
**\$384,000**

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 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. 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 |
|-------------------|--------------|

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 27th, 2024 |
| Days on Market | 343                 |
| Zoning         | DCD 9A              |

**Listing Details**

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



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