

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

---

MLS® #A2182792

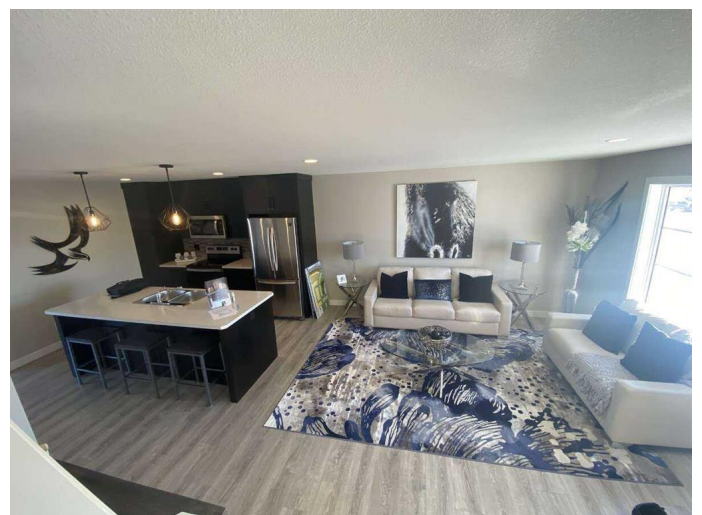
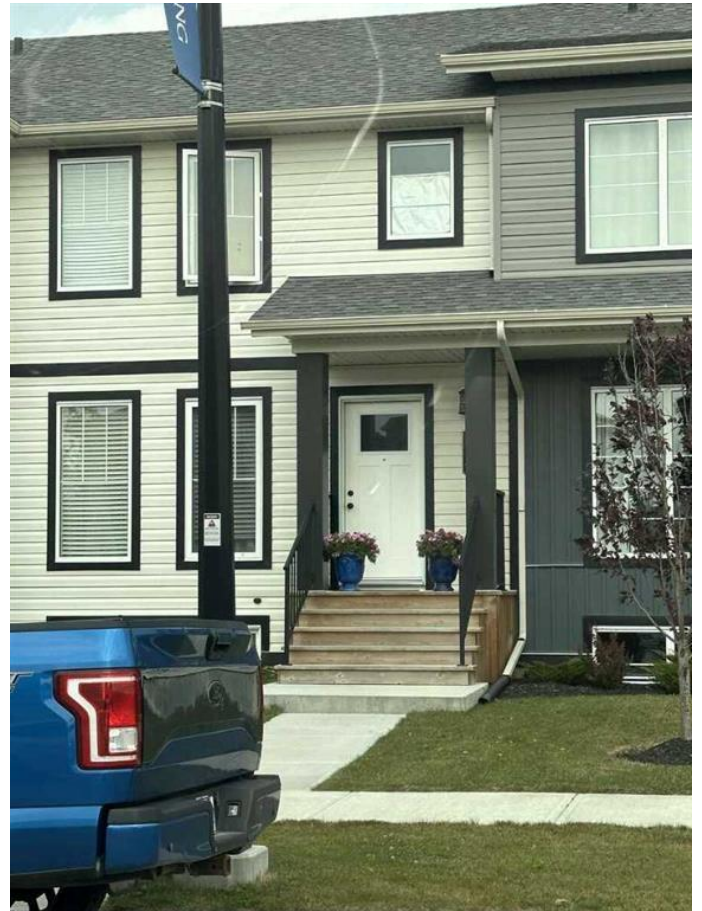
**\$384,000**

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, Refrigerator, Range Hood, Stove(s), Washer/Dryer |
| 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    | December 9th, 2024 |
| Days on Market | 329                |
| Zoning         | DCD-9A             |

**Listing Details**

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



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.