

26 Lake Street  
Rural Red Deer County, Alberta

MLS # A2155015

## \$369,900



<b>Division:</b>	Liberty Landing		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,457 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DCD#9A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Closet Organizers, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** top soil to grade, divider fence on east side of lot from back corner towards parking area

NO Condo Fees & an END UNIT!! NOW AVAILABLE... Stylish, modern 2 Storey Townhomes in the new area of Liberty Landing ready for Immediate Possession! Say Goodbye to the stress of older homes & get Alberta New Home Warranty plus additional builder warranty on these Brand New homes built by Asset Builders Corp, winner of 2024 Builder of the Year award! Step onto your 7'x7' front deck, into your spacious entry & you are greeted by a bright & spacious open layout on this main floor. Check out all the natural sunlight through these large energy efficient triple pane windows & you will love this amazing vinyl plank flooring throughout w/cushy carpet in the bedrooms upstairs. The kitchen is the heart of the home, with a large island w/extended Quartz countertop (perfect for your stools, kids homework sessions, or long chats while cooking), built in pantry area, & 4 appliances included. Dining room will fit your large tables & extra family members. The favorite room of all parents out there is this separate mudroom w/half bath @ the back door that leads to your 10'6"x 8' north facing back deck w/aluminum railing & north facing backyard, with fence between neighbors (done down east side only with back section open) with 2 car parking off the Paved back lane. Upstairs you will find the area for your future washer & dryer, 2 good sized bedrooms, a full main bath + a primary bedroom that features a large walk in closet & full 4 piece ensuite. Extra bonus is the huge hallway closets that make the best use of space! Downstairs is open for your inspiration with 9ft ceilings...planned for future bdrm, bath & family room w/plenty of natural light & extra storage. High efficient furnace & 80 gallon HWT so you never run out of hot water! GST included w/rebate to builder. Family friendly new neighborhood that's close to shopping, food & hwy! Single detached garage could be built in

future. Interior pictures are of a neighboring unit with the similar colors & layout. Proposed possession November 15.