



GRASSROOTS
REALTY GROUP

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38, 45 Ironstone Drive
Red Deer, Alberta

MLS # A2310533



\$369,999

Division:	Ironstone		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,455 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 389
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Contact Seller Directly

Click brochure link for more details. Situated in a very quiet neighborhood in South Red Deer, this home is perfectly positioned for outdoor enthusiasts and families. It is located directly next to two parks and is within easy walking distance of local amenities and green spaces. Property Overview This unique condo townhouse features a fully finished layout that has been expanded to 5 bedrooms and 2.5 bathrooms. Combining practical upgrades with a spacious floor plan, it offers efficient and clean living in a well-managed complex. Key Upgrades & Interior Features - New Flooring: New waterproof vinyl flooring has been installed throughout the main level and the basement. Reconfigured Basement: The basement has been upgraded from a 1-bedroom carpeted area to a 2-bedroom, 1-bathroom space with vinyl flooring. Main Floor: Features an open-concept living area with a gas fireplace facing the front common area. The kitchen offers ample cabinet space and includes a convenient main-floor laundry room. Upper Level: The oversized primary bedroom includes a massive walk-in closet and a "cheater door" to the full bathroom. Two additional bedrooms are located on this level. Garage & Exterior - Parking: Attached oversized single garage. New Update: Recently installed new garage door. Tenancy & Investment - Current Revenue: Currently rented for \$3,300 per month.