



**GRASSROOTS**  
REALTY GROUP

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**116 Iverson Close  
Red Deer, Alberta**

**MLS # A2325530**



**\$409,900**

|                  |                   |               |                   |
|------------------|-------------------|---------------|-------------------|
| <b>Division:</b> | Inglewood West    |               |                   |
| <b>Type:</b>     | Residential/House |               |                   |
| <b>Style:</b>    | Bi-Level          |               |                   |
| <b>Size:</b>     | 1,087 sq.ft.      | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 3                 | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Off Street        |               |                   |
| <b>Lot Size:</b> | 0.11 Acre         |               |                   |
| <b>Lot Feat:</b> | Back Yard         |               |                   |

|                    |                                         |                   |     |
|--------------------|-----------------------------------------|-------------------|-----|
| <b>Heating:</b>    | High Efficiency                         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Vinyl Plank | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                            | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks                             |                   |     |

**Inclusions:** none

Excellent opportunity for investors or buyers looking to build equity in the desirable Inglewood community. This 2005 bi-level offers 3 official bedrooms and 3 full bathrooms with 1,086. sq.ft. RMS above grade and a fully developed basement. The main floor features a bright and functional kitchen with adjoining dining area, a 4-piece bathroom, and the primary bedroom complete with with a 3-piece ensuite. The fully developed basement offers a spacious family/ recreation room, one official bedroom, a full bathroom, laundry area and a flex room currently being used as a bedroom. The property also features a fenced backyard with a deck and off-street parking. The home is tenant occupied, with the current lease ending in August 2026, offering flexibility for investors looking to continue renting or buyers planning future occupancy. The property is being sold AS IS, WHERE IS, with no warranties or representations by the sellers. The home requires updating, including replacement of the shingles and older carpeting. A previously noted moisture issue affecting the ceiling in the bathroom has been repaired. This property offers excellent potential to investors, renovators, or buyers seeking value-add opportunity. Tenant occupied so please strictly adhere to 24 hours notice. Thank you for your cooperation.