



GRASSROOTS
REALTY GROUP

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2303, 12B Ironside Street
Red Deer, Alberta

MLS # A2335596



\$264,900

Division:	Inglewood West		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	485 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Off Street, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 511
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-H
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: N/A

IMMACULATE ORIGINAL OWNER CONDO – BEAUTIFUL PARK VIEWS – HEATED UNDERGROUND PARKING! This spotless 2 bedroom condo offers a bright and functional layout in a convenient South East Red Deer location, just minutes from the amenities of East Hill Shopping Centre. Step inside to a spacious dining area that opens into the kitchen and living room, creating a bright and functional main living space. The kitchen offers upgraded maple cabinetry with a built in pantry, matching black appliances, and a raised eating bar for additional seating, while large patio doors off the living room lead out to the covered North facing balcony overlooking a green space and walking trails. The primary bedroom features a walk-in closet that leads into a private 4 pce ensuite, while the second bedroom is conveniently located near the main 4 pce bathroom. A generously sized in-suite laundry and storage room is an added bonus, offering plenty of extra space for keeping household items organized and out of sight. The heated underground parking stall adds everyday convenience and keeps your vehicle out of the weather elements, while the \$510.56 monthly condo fee includes electricity, heat, water, trash, common area maintenance, and professional management. With easy access to the nearby trail system and shopping, restaurants, and everyday amenities just minutes away, this immaculate condo is turn key and ready to just move in and enjoy!