



GRASSROOTS
REALTY GROUP

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402, 69 Ironstone Drive
Red Deer, Alberta

MLS # A2347706



\$298,000

Division:	Ironstone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	1,028 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parking Pad, Underground		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	Combination	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 518
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Stucco, Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Fridge, Stove, Microwave Hood Fan, Washer/Dryer Stacked, Window coverings, Garage door remote, Central A/C

There is something special about being on the top floor, at the end of the hall, with beautiful city views outside your windows. ?This BRIGHT, SPACIOUS AND BEAUTIFULLY DESIGNED 1,030 sq. ft. top-floor end-unit condo offers an exceptional combination of COMFORT, CONVENIENCE AND LOCATION! The open floor plan is filled with natural light from the large windows. The gorgeous kitchen features luxury granite countertops, an abundance of cabinetry and plenty of workspace, opening naturally to the dining and living areas. The thoughtfully designed layout offers 2 bedrooms and 2 full bathrooms, including a spacious primary bedroom with its own 4-piece ensuite. A second 4-piece bathroom, in-suite laundry, central A/C and a welcoming foyer add to the everyday comfort of this lovely home. Step outside onto the large covered balcony and enjoy wonderful views of the city. The building offers a cozy lobby, elevators, one underground parking stall plus one ground-level parking stall, along with convenient visitor parking. Pets are permitted with Board approval. Condo fees include heat, water, sewer, garbage, exterior insurance, reserve fund contributions and exterior and common area maintenance. The location is hard to beat, with parks, walking trails, shopping, restaurants, schools and recreational facilities all close by. A fantastic opportunity for the busy professional, downsizer, or anyone looking for a bright and comfortable home where convenience and easy living come together beautifully.