



GRASSROOTS
REALTY GROUP

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**2311, 12B Ironside Street
Red Deer, Alberta**

MLS # A2349219

\$259,900

Division:	Inglewood West		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	974 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 579
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-H
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Window Coverings

Beautifully kept 2-bedroom, 2-bathroom condo with a heated, secure underground parking stall! Located in a desirable southeast area of the city, this home offers convenient access to city amenities while providing quick access to the highway. Situated on the third floor, you'll appreciate the private east-facing balcony, the perfect spot to enjoy your morning coffee while taking in lovely views of the walking paths and seasonally changing treetops. Inside, the unit has been thoughtfully updated with upgraded laminate flooring and new baseboards throughout. A modern paint color creates a warm and welcoming atmosphere. The well-designed kitchen makes excellent use of the available space and features a large center island, perfect for additional meal preparation, four upgraded matching stainless steel appliances, and a decorative tile backsplash. The spacious living area provides plenty of room for your media space and equipment. The generous primary suite offers ample room for your furnishings, along with a walk-through closet and private 4-piece en suite. The second bedroom is conveniently located on the opposite side of the unit, next to the additional 4-piece bathroom, making it ideal for guests or family. An extra-large laundry/storage room provides valuable additional space for countertop appliances, pantry items, and storage. The heated underground parking stall offers added security and protection for your vehicle, especially during the upcoming winter months. The building features a welcoming common lobby area, perfect for meeting neighbors and socializing, along with an elevator and secure entrance. Outside, the beautifully maintained common grounds connect directly to a scenic walking path, making it easy to stay active and enjoy the outdoors. A great opportunity for low-maintenance living, giving you more time to enjoy your personal

interests and everything the surrounding area has to offer!