



GRASSROOTS
REALTY GROUP

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**172 Ibbotson Close
Red Deer, Alberta**

MLS # A2230095



\$550,000

Division:	Ironstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,667 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Siding	Zoning:	R1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, All Window Coverings, Central Vac and Attachments, Attached Shelving, Security Panel, Doorbell Camera, AC Unit, Gazebo

Tucked away in a quiet close, this functional 2-storey home offers space, comfort, and thoughtful updates throughout. With 4 bedrooms (3 upstairs) and 3.5 bathrooms, this layout is ideal for families. The main floor features two separate living rooms, providing flexibility for relaxing, entertaining, or a home office/playroom setup. A spacious kitchen sits at the heart of the home, flowing nicely into the dining area and living spaces. Upstairs you'll find convenient laundry, three bedrooms, and updated flooring (2020). The primary bedroom includes an oversized walk-in closet and its own ensuite for added comfort. Downstairs you will find a fourth bedroom accompanied by a 3 piece bathroom, and a large family room to suit your needs. Outside, enjoy the benefits of a 22x24 detached garage with vaulted ceilings, perfect for extra storage or a workshop. Major updates include shingles (2022), A/C (2024), and furnace (2025) — giving peace of mind for years to come. A fantastic family home in a desirable location!