



GRASSROOTS
REALTY GROUP

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**7 Ibbotson Close
Red Deer, Alberta**

MLS # A2246356



\$439,900

Division:	Ironstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	987 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Linoleum, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Tankless Hot Water, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-N

Utilities: -

Inclusions: Fridge, Stove (As Is), Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Control

DEER RUN HOMES BUILT BILEVEL IN INGLEWOOD! This three bedroom, two bathroom fully developed home is bursting with charm and modern touches. The bright family room is spacious and flows effortlessly into the dining and kitchen space. The kitchen offers ample cabinets and work space with a center island, corner sink, pantry and garden door to the rear yard. The functional layout of the home provides great separation between living and sleeping spaces. Two bedrooms and a four piece bathroom on the main level with the primary bedroom offering lots of space and double closets. Downstairs, you'll find an expansive family room, third bedroom and three piece bathroom. Step outside and enjoy a fully fenced south facing backyard, perfect for pets, kids and weekend BBQs. The double detached garage is heated and offers 220V power to accommodate all your projects and has paved back alley access. Other updates include: 40 year architectural shingles (2022), on demand hot water (July 2025), 3.24KW solar panel system including 8 panels (2023), operational in-floor heat, and freshly stained front and rear decks! Just a short walk to parks, playground and shopping, this location cannot be beat.