



**GRASSROOTS**  
REALTY GROUP

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28, 45 Ironstone Drive  
Red Deer, Alberta

MLS # A2251174



**\$339,900**

Division:	Ironstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,459 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, See Remarks		

**Inclusions:** Stove, Fridge, Dishwasher, Microwave Hood Fan, Washer, Dryer, All Window Coverings, Garage Door Opener (1) Remote, Built in Vacuum & Attachments

Welcome to this beautifully maintained, move-in ready two-storey end unit townhouse located in the desirable community of Ironstone. Perfectly situated beside a green space, this home offers both privacy and peaceful views. The main floor features a bright and spacious layout with convenient main floor laundry, a large, well-appointed kitchen boasting a massive island – ideal for entertaining – and a generous dining area perfect for family meals. The inviting living room is centered around a cozy gas fireplace, creating a warm and welcoming atmosphere. A stylish two-piece powder room completes the main level. Upstairs, you’ll find three comfortable bedrooms, including a spacious primary retreat, and a full four-piece bathroom. The fully developed basement adds valuable living space with a family room, gym area, an additional bedroom, another full four-piece bathroom, and ample storage. Located close to schools, shopping, and a large playground, this property offers the perfect combination of comfort, space, and convenience for any family.