



GRASSROOTS
REALTY GROUP

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**24, 45 Ironstone Drive
Red Deer, Alberta**

MLS # A2267955



\$319,900

Division:	Ironstone		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	1,339 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	Drinking Water
Floors:	Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 389
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Natural Gas Connected
Features:	See Remarks		

Inclusions: Refrigerator in garage.

This well maintained two-storey condo with a single attached garage would be the perfect home for a first time home buyer. Freshly painted throughout, this home offers a number of updates including updated vinyl Plank flooring, new Samsung washing machine and dryer, living room chandelier, hardwired smoke and carbon monoxide detectors, and a convenient garage door opener. This condo also features updated kitchen backsplash and countertops, an updated stovetop, faucet, and a Whirlpool fridge and dishwasher. There is an installed wired camera at the back of the condo as well. As the basement is partially finished, it offers an opportunity to align it according to your preferences and needs. Upstairs you will have two bedrooms both featuring an ensuite and a walk in closet. The main floor has an open floor plan which gives you easy access from the living room, kitchen and dining. The living area features a gas fireplace which is perfect for relaxation. This location is walking distance from East Hill Shopping Centre and close access to Ironstone Neighborhood Park. Some features include Vinyl Plank flooring in Living room & Basement. Additional connection to Laundry on the main floor. Central Vacuum throughout the house.