



GRASSROOTS
REALTY GROUP

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**234 Ibbotson Close
Red Deer, Alberta**

MLS # A2270893



\$355,000

Division:	Ironstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,245 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-D

Utilities: -

Inclusions: N/A

Welcome to this beautifully maintained 1,244 sq ft 2-storey duplex in the heart of Ironstone, one of Red Deer's most family-friendly and walkable neighbourhoods. Perfectly positioned backing onto a serene green space and park, this home offers privacy, relaxation, and a view you'll appreciate year-round. Step inside to a bright, open-concept main floor featuring a spacious living room, a welcoming dining area, and a functional kitchen with plenty of cabinet and counter space. The home backs onto a green space with a park, making it a perfect location for families with children. You will also find shopping and other amenities just a stones throw away! Upstairs, you'll find two generous bedrooms, each with its own private ensuite, making this layout ideal for roommates, young families, or anyone who loves extra personal space. The unfinished basement offers the opportunity to add equity—whether you dream of a rec room, additional bedroom, home gym, or storage space. Outside, enjoy your quiet backyard with no rear neighbours—just the peaceful park setting right at your doorstep. Ironstone is known for its pathway system, parks, ponds, and easy access to schools, shopping, and transit. At just \$355,000, this is an incredible opportunity to get into one of Red Deer's most in-demand subdivisions.