



GRASSROOTS
REALTY GROUP

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**26, 45 Ironstone Drive
Red Deer, Alberta**

MLS # A2272249



\$339,900

Division:	Ironstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,499 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 389
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

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

This well-kept 3 bedroom, 2.5 bathroom townhouse in the desirable community of Ironstone offers comfort, convenience, and a smart layout perfect for families or first-time buyers. Ideally located close to shopping, schools, parks, and transit, this home also features a heated attached single garage—an appreciated bonus during Alberta winters. The main floor welcomes you with a bright, functional kitchen offering abundant cabinetry, a large island, and easy flow into the spacious living room, where oversized windows bring in plenty of natural light and a cozy gas fireplace adds warmth and charm. A convenient 2-piece bathroom and a separate laundry room complete this level. Upstairs are two generous bedrooms, each with direct access to a shared 4-piece bathroom through handy cheater doors. The fully developed basement expands your living space with a large family room, an additional bedroom, and another full 4-piece bathroom—perfect for guests or teens. With its thoughtful layout and prime location, this Ironstone townhouse is a fantastic opportunity to enjoy comfortable, low-maintenance living.