



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**58 Ireland Crescent
Red Deer, Alberta**

MLS # A2272471



\$379,900

Division:	Inglewood West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,046 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Walk-In Closet(s)		

Inclusions: TV Mounts

Discover an excellent opportunity to own a well-kept home in the highly sought-after South end of Red Deer just minutes from Starbucks, the Oxbow off-leash dog park, Don Campbell Elementary School, parks, & numerous amenities. The spacious front entry welcomes you with a convenient coat closet and plenty of room to put a seating bench if desired. The main floor offers a generous living room with laminate flooring, leading into a bright kitchen featuring new stainless-steel appliances (2025), a full tile backsplash, and an eating bar. The adjoining dining area provides direct access to the south-facing deck & yard. The fully fenced yard includes a storage shed, off-street parking with alley access, and ample space for a future garage. Completing the main level are two bedrooms and a full bathroom. The lower level is fully developed with two additional bedrooms, a second full bathroom, a laundry/mechanical room, and plenty of storage. Recent updates include new shingles and a hot water tank in 2024. Don't miss a fantastic opportunity to own an affordable single-family home in a great location.