



**28 Ibbotson Close
Red Deer, Alberta**

MLS # A2297754



\$419,900

Division:	Ironstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	941 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RN
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: None

Welcome to this beautifully maintained bi-level home, perfectly nestled in the sought after community of Ironstone in South Red Deer, just steps from a green space and playground, perfect for families and outdoor living. A charming covered front veranda greets you, offering the perfect spot to unwind and enjoy peaceful evenings. Step inside to a spacious, tiled entry that leads up to a bright, open concept main floor. The inviting living room, dining area, and kitchen flow seamlessly together ideal for entertaining and everyday living. The large windows fill the space with an abundance of natural light, creating a warm and airy atmosphere. The kitchen offers plenty of counter space and cabinetry, along with two large closets that provide excellent additional pantry storage. From the kitchen, step out onto the large deck overlooking a fully fenced backyard, perfect for kids, pets, and summer gatherings. The main level is complete with a generous primary bedroom, a second spacious bedroom, and a full 4 piece bathroom. Downstairs, you’ll find a cozy and comfortable family room enhanced by in-floor heating, making it the perfect retreat during cooler months. This level also features one additional bedroom, office, another 4 piece bathroom, and a convenient laundry/utility room. There’s even extra storage tucked neatly under the stairs. This home has been professionally cleaned and is truly move-in ready. Enjoy peace of mind with major updates already taken care of including new shingles (2024) and a hot water on demand system (2024). Ideally located near Easthill Shopping Centre, you’ll have quick access to restaurants, coffee shop, grocery store, and everyday amenities. Excellent nearby schools include Hunting Hills High School, Notre Dame High School, St. Francis of Assisi Middle School, and Don Campbell Elementary School.

Nature friendly neighbourhood featuring parks, walking trails, and recreational spaces, perfect for active families and outdoor enthusiasts. Plus, you're just minutes from the Collicutt Centre for year round indoor fun and it has easy access to Highway 2 for commuting.