



**172 Ibbotson Close
Red Deer, Alberta**

MLS # A2299975



\$475,000

Division:	Ironstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,667 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Siding	Zoning:	R1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Central Vac and Attachments, Attached Shelving, Security Panel, Doorbell Camera, Central AC

Tucked away in a quiet close, this functional 2-storey offers a great blend of space, functionality, and meaningful updates throughout. With 4 bedrooms (3 up) and 3.5 bathrooms, it's an ideal setup for families. The main floor features two separate living areas, giving you flexibility for entertaining, relaxing, or setting up a home office or playroom. The kitchen is nicely positioned at the heart of the home, flowing seamlessly into the dining and living spaces. Upstairs you'll find the convenience of upper floor laundry, three bedrooms, and updated flooring (2020). The primary suite offers a spacious retreat with an oversized walk-in closet and its own private ensuite. The fully developed basement adds even more living space with a large family room, fourth bedroom, and a 3-piece bathroom — perfect for guests or growing families. Outside, the 22x24 detached garage with vaulted ceilings provides excellent storage or workshop potential. Major updates have already been taken care of, including shingles (2022), A/C (2024), and furnace (2025), offering peace of mind for years to come. A solid, move-in ready family home in a desirable location — this one checks all the boxes.