



GRASSROOTS
REALTY GROUP

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72 Ibbotson Close
Red Deer, Alberta

MLS # A2145727



\$419,900

Division:	Ironstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,057 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, No Neighbours Behind, Street Lighting, Rectan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Welcome to 72 Ibbotson Close! Nestled in a family-friendly neighborhood, this charming bi-level home is the one you've been waiting for. It offers the perfect blend of comfort and convenience. Step inside and be greeted by a spacious foyer that leads to an open and functional floor plan. The large family room, with hardwood floors and tons of natural light, flows into the inviting dining area. The kitchen is a delightful space, featuring a breakfast bar and ample room for cooking and entertaining. Upstairs, you'll find the primary bedroom with his and hers closets, a 4-piece bathroom, and an additional bedroom. The lower level includes a large second living area with newer vinyl plank flooring, two more generously sized bedrooms, a big laundry room with a sink, and another 4-piece bathroom. The lower level is comfortable year round with underfloor heat. Outside, the east facing deck awaits your summer barbecues and gatherings, while the oversized double car garage (22x24 with 10-foot ceilings) offers plenty of storage space and parking. The added bonus of a paved alleyway enhances the convenience of this home. With a newer hot water tank (2023), a brand-new dryer (June 2024), in-floor heating, and close proximity to the Collicut Centre, schools of all levels, retail/grocery, restaurants, medical facilities, and vet clinics, this home is in a prime location and ready to welcome its new owners!