

# \$347,500 - 36, 45 Ironstone Drive, Red Deer

MLS® #A2227198

## \$347,500

4 Bedroom, 2.00 Bathroom, 1,452 sqft

Residential on 0.03 Acres

Ironstone, Red Deer, Alberta

**MOVE-IN READY!** This unique condo townhouse is perfect to get started in home ownership. Well managed building, fully finished with 4 bedrooms and 2.5 bathrooms, fresh paint throughout as well! The main level features an open concept living area with gas fireplace facing out to the front common area. The spacious kitchen offers ample cabinet space, and the convenient main floor laundry room is a bonus! Your upstairs primary bedroom is oversized, with a massive walk-in closet and cheater door to the full bathroom. An additional two bedroom upstairs makes this a very family friendly layout. The fully finished basement features a large rec room, plus additional bedroom / bathroom. And to top it all off, you have an attached oversized single garage! This is a great complex in a very walkable area, offering owners nice, clean and efficient living!

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2227198  |
| Price          | \$347,500 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,452     |
| Acres          | 0.03      |



|            |               |
|------------|---------------|
| Year Built | 2007          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 36, 45 Ironstone Drive |
| Subdivision | Ironstone              |
| City        | Red Deer               |
| County      | Red Deer               |
| Province    | Alberta                |
| Postal Code | T4R 0C1                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Snow Removal           |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | See Remarks                                              |
| Appliances        | Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                               |
| Cooling           | None                                                     |
| Fireplace         | Yes                                                      |
| # of Fireplaces   | 1                                                        |
| Fireplaces        | Gas, Living Room, Mantle                                 |
| Has Basement      | Yes                                                      |
| Basement          | Finished, Full                                           |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other                              |
| Lot Description   | Back Lane, Landscaped, Lawn, Level |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 13             |
| Zoning         | R2             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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