

1218, 12A Ironside Street  
Red Deer, Alberta

MLS # A2165067



## \$229,900

<b>Division:</b>	Inglewood West		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	940 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 430
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, Open Floorplan, Storage		

**Inclusions:** N/A

Ideally situated Inglewood condo just steps from a school, park, playgrounds, walking trails, and numerous amenities! This 2 bedroom, 2 bathroom condo is located on the 2nd floor and has an above ground parking stall just outside the unit. This open plan features a spacious dining area, large living room with a corner gas fireplace, and nicely equipped kitchen offering clean white cabinetry and a raised eating bar. There's a large covered balcony just off the living room, and bbq's are permitted. The primary bedroom is huge and will easily accommodate a king size bed and dressers, and has a private 3 pce ensuite with walk in shower and a walk in closet. The second bedroom is nicely sized and sits adjacent to the main 4 pce bath. In suite laundry and storage room is an added bonus! Condo fees of \$429.63/mo include all utilities except internet/tv/phone. Dishwasher was replaced in 2022 and washer was replaced in 2023. Property is currently rented with great long term tenant who would like to stay, otherwise vacant possession will be available December 1, 2024 or later. Current rent is \$1500/mo. Immediate possession is available if buyer wants to assume tenant.