

# \$247,000 - 1413, 12a Ironside Street, Red Deer

MLS® #A2224750

## \$247,000

2 Bedroom, 2.00 Bathroom, 844 sqft

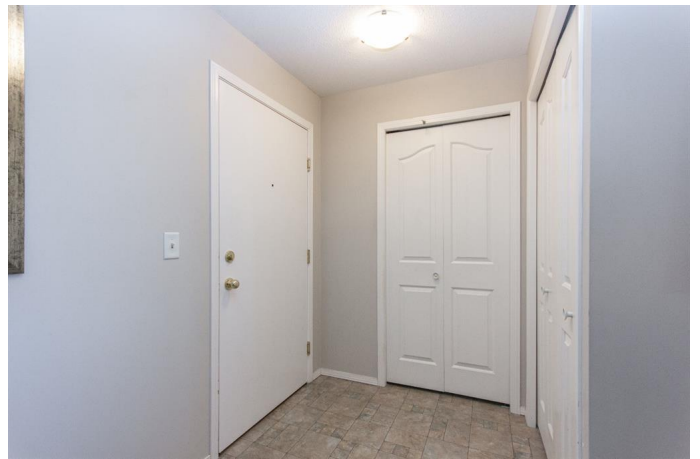
Residential on 0.00 Acres

Inglewood, Red Deer, Alberta

Investors! Add this maintenance free, cash flowing property with an excellent tenant already in place to your portfolio! Offering an 8% cap, the current tenant is paying \$1700/mo and is in a lease until August 2026. This 2 bedroom, 2 bathroom, top floor suite offers a bright and open layout including a spacious dining area and u-shaped kitchen with clean white cabinetry and an eating bar that overlooks the living room. The living room is generously sized and leads to sliding patio doors to a private west facing covered balcony where BBQs are permitted. The primary suite includes a walk through closet and a full 4 piece ensuite, while the second bedroom is situated on the other side of the home near its own full 4 piece bathroom, great for roommates, guests, or kids. Additional features include in suite laundry with extra storage space and two assigned exterior parking stalls. Condo fees of \$426.26 per month include electricity, heat, water, sewer, snow removal, exterior and common area maintenance, and professional management, making this a true hands off investment. Located steps from schools, playgrounds, trails, and everyday amenities, this income generating condo is the perfect addition to your real estate portfolio.

Built in 2004

## Essential Information



MLS® #	A2224750
Price	\$247,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	844
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1413, 12a Ironside Street
Subdivision	Inglewood
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 3R6

### Amenities

Amenities	Elevator(s), Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Off Street, Stall

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, Storage, Track Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	BBQ gas line
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	May 29th, 2025
Days on Market	39
Zoning	R-H

## Listing Details

Listing Office	RE/MAX real estate central alberta
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