

# **\$325,000 - 18, 45 Ironstone Drive, Red Deer**

MLS® #A2224117

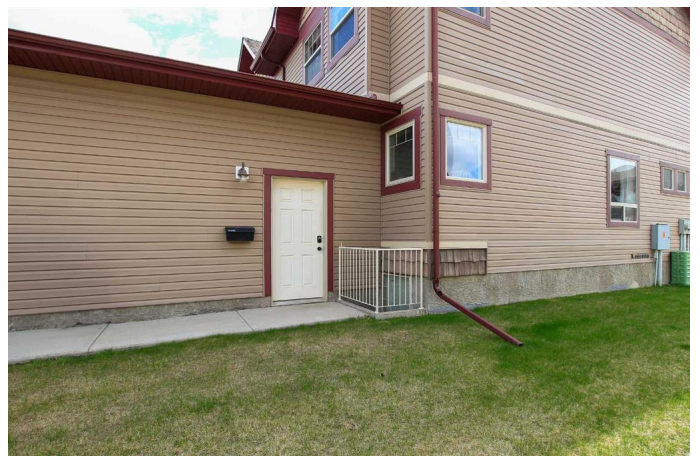
**\$325,000**

2 Bedroom, 2.00 Bathroom, 1,409 sqft

Residential on 0.00 Acres

Ironstone, Red Deer, Alberta

END UNIT ~ 2 BEDROOM, 2 BATHROOM  
2-STOREY TOWNHOME ~ ATTACHED  
HEATED GARAGE ~ SOUTH FACING DECK  
~ CENTRAL AIR CONDITIONING ~ Open  
concept main floor layout complemented by 10  
ft. ceilings and hardwood flooring offering a  
feeling of spaciousness ~ The kitchen offers  
an abundance of dark stained maple cabinets,  
full tile backsplash, ample counter space  
including a large island with an eating bar,  
windows above the sink and opens to the  
dining space that can easily accommodate a  
large family gathering ~ The living room has  
tons of natural light and features a gas  
fireplace with a TV niche above ~ 2 piece main  
floor bathroom ~ Garden door just off the living  
room with access to the south facing deck that  
overlooks the courtyard and gazebo ~  
Conveniently located main floor laundry is next  
to the garage entrance and has a convenient  
closet for storage ~ The upper level offers two  
large primary bedrooms, both with vaulted  
ceilings, large windows that fill the space with  
natural light and walk in closets ~ 4 piece Jack  
& Jill bathroom offers an oversized vanity, walk  
in shower, soaker tub and linen closet ~ The  
basement is currently unfinished, has  
bathroom plumbing roughed in, large above  
grade windows and offers endless storage ~  
24' L x 15' W attached garage is insulated, has  
drywall and high ceilings with additional  
storage ~ Located close to multiple schools,  
parks, walking trails and East Hill Shopping  
Plaza ~ Monthly condo fee is \$357.53 and



includes exterior maintenance and snow removal, exterior insurance, professional management and reserve fund contributions ~  
Small pets OK with board approval.

Built in 2006

### **Essential Information**

MLS® #	A2224117
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,409
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	18, 45 Ironstone Drive
Subdivision	Ironstone
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 0A9

### **Amenities**

Amenities	Gazebo
Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Additional Parking, Concrete Driveway, Heated Garage, Insulated, Off Street, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Courtyard
Lot Description	Landscaped, Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	6
Zoning	R2 D30

## Listing Details

Listing Office	Lime Green Realty Inc.
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