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

MLS® #A2224750

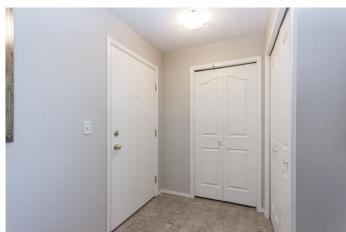
#### \$247,000

2 Bedroom, 2.00 Bathroom, 844 sqft Residential on 0.00 Acres

Inglewood, Red Deer, Alberta

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. Or buy now, collect your cash flow, protect yourself against further price increases, and move in to this great unit when the lease expires. 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.







#### **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 Snow Removal, Trash, Visitor Parking, Elevator(s)

Parking Spaces 2

Parking Stall, Assigned, Off Street

#### Interior

Interior Features Closet Organizers, Storage, Walk-In Closet(s), Ceiling Fan(s), Laminate

Counters, Track Lighting

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 77
Zoning R-H

## **Listing Details**

Listing Office RE/MAX real estate central alberta

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