

# **\$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.

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	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      60

Zoning      R-H

### **Listing Details**

Listing Office      RE/MAX real estate central alberta

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