

# **\$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        69  
Zoning                 R-H

**Listing Details**

Listing Office           RE/MAX real estate central alberta

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