

\$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	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, Refrigerator, Range Hood, 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 82

Zoning R-H

Listing Details

Listing Office RE/MAX real estate central alberta

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