

**1413, 12A Ironside Street  
Red Deer, Alberta**

**MLS # A2224750**



**\$247,000**

<b>Division:</b>	Inglewood West		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	844 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-H
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, Storage, Track Lighting, Walk-In Closet(s)		

**Inclusions:** N/A

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.