1413, 12A Ironside Street
Red Deer, Alberta

MLS # A2224750

$247,000

Division:	Inglewood West
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	844 sq.ft.	**Age:**	2004 (21 yrs old)
Beds:	2	**Baths:**	2

Garage:	Assigned, Off Street, Stall
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 426
Basement:	-	**LLD:**	-
Exterior:	Concrete, Stone, Stucco, Vinyl Siding, Wood Frame	**Zoning:**	R-H
Foundation:	-	**Utilities:**	-
Features:	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.