

# \$439,900 - 7 Ibbotson Close, Red Deer

MLS® #A2246356

**\$439,900**

3 Bedroom, 2.00 Bathroom, 987 sqft

Residential on 0.10 Acres

Ironstone, Red Deer, Alberta

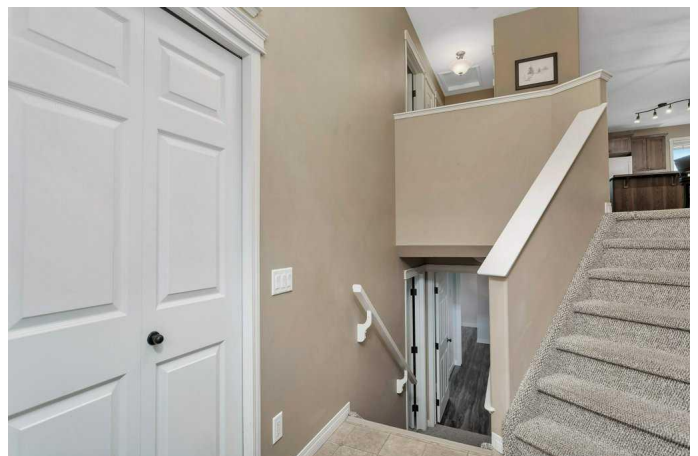
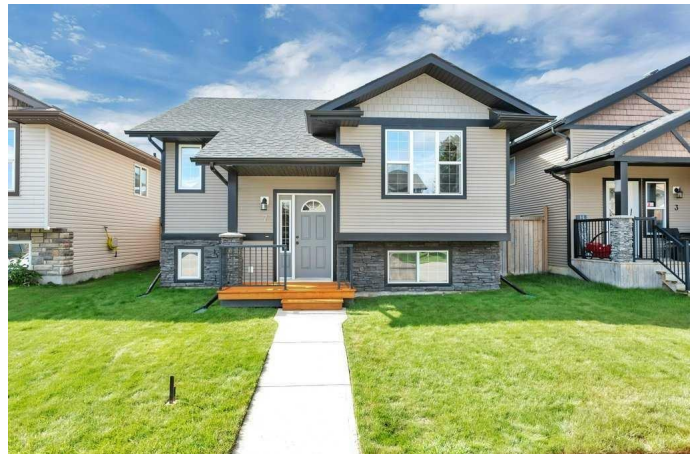
DEER RUN HOMES BUILT BILEVEL IN INGLEWOOD! This three bedroom, two bathroom fully developed home is bursting with charm and modern touches. The bright family room is spacious and flows effortlessly into the dining and kitchen space. The kitchen offers ample cabinets and work space with a center island, corner sink, pantry and garden door to the rear yard. The functional layout of the home provides great separation between living and sleeping spaces. Two bedrooms and a four piece bathroom on the main level with the primary bedroom offering lots of space and double closets. Downstairs, you'll find an expansive family room, third bedroom and three piece bathroom. Step outside and enjoy a fully fenced south facing backyard, perfect for pets, kids and weekend BBQs. The double detached garage is heated and offers 220V power to accommodate all your projects and has paved back alley access. Other updates include: 40 year architectural shingles (2022), on demand hot water (July 2025), 3.24KW solar panel system including 8 panels (2023), operational in-floor heat, and freshly stained front and rear decks! Just a short walk to parks, playground and shopping, this location cannot be beat.

Built in 2006

## Essential Information

MLS® #

A2246356



|                |             |
|----------------|-------------|
| Price          | \$439,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 987         |
| Acres          | 0.10        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7 Ibbotson Close |
| Subdivision | Ironstone        |
| City        | Red Deer         |
| County      | Red Deer         |
| Province    | Alberta          |
| Postal Code | T4R 0C6          |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                               |
| Parking        | Alley Access, Double Garage Detached, Heated Garage, Insulated, 220 Volt Wiring |
| # of Garages   | 2                                                                               |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Tankless Hot Water, Vinyl Windows                 |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas, In Floor                                                                               |
| Cooling           | None                                                                                                            |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full                                                                                                  |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Back Lane, Back Yard, Landscaped |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingle     |
| Construction | Stone, Vinyl Siding |
| Foundation   | Poured Concrete     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 12               |
| Zoning         | R-N              |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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