

# \$325,000 - 40, 45 Ironstone Drive, Red Deer

MLS® #A2237246

## \$325,000

3 Bedroom, 2.00 Bathroom, 1,458 sqft  
Residential on 0.02 Acres

Ironstone, Red Deer, Alberta

Welcome to #40 45 Ironstone Drive, a charming and bright 2-storey end-unit townhouse nestled beside a peaceful greenspace. This well-maintained 3-bedroom, 1.5-bath home offers a fantastic layout across two levels, perfect for families or anyone seeking comfortable living with plenty of natural light.

The main floor features soaring 9-foot ceilings and an open-concept design. The kitchen shines with maple cabinets topped with crown mouldings, a corner sink, and a central island â€” ideal for cooking and entertaining. The adjacent eating area and spacious living room include a cozy gas fireplace and laminate flooring. Step out onto the deck from the living area, or take advantage of the convenient main floor laundry and a 2-piece powder room. Upstairs youâ€™ll find three bedrooms, including a generously sized primary suite with vaulted ceilings, a large walk-in closet, and a â€œcheaterâ€• door granting direct access to the 4-piece bathroom. Two additional bedrooms offer flexibility for a growing family or home office needs.

The basement awaits your personal touch and includes rough-ins for an additional bathroom. Additional perks include a single attached garage and recently updated appliances (2024).

This bright, well-cared-for home combines comfort, style, and location â€” donâ€™t miss your opportunity to make it yours!



Built in 2007

## Essential Information

MLS® #	A2237246
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,458
Acres	0.02
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	40, 45 Ironstone Drive
Subdivision	Ironstone
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 0A9

## Amenities

Amenities	Snow Removal, Visitor Parking, Trash
Parking Spaces	2
Parking	Garage Faces Front, Single Garage Attached, Concrete Driveway
# of Garages	1

## Interior

Interior Features	Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Courtyard
Lot Description	Backs on to Park/Green Space, Landscaped, Gazebo
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 12th, 2025
Days on Market	12
Zoning	R-M

## Listing Details

Listing Office	RE/MAX real estate central alberta
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