



GRASSROOTS
REALTY GROUP

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151 Tamarac Boulevard
Rural Red Deer County, Alberta

MLS # A2240916



\$239,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	941 sq.ft.	Age:	1953 (72 yrs old)
Beds:	3	Baths:	1
Garage:	Front Drive, Gravel Driveway, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped		

Heating:	Forced Air	Water:	Other
Floors:	Laminate, Linoleum, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	13-37-28-W4
Exterior:	Vinyl Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan, Storage		

Inclusions: N/A

WELCOME to this charming and move-in ready half duplex just 5 minutes from Red Deer in the community of Springbrook! Whether you're a first-time buyer, single homeowner, or looking for a cozy family space, this home has it all. Thoughtful updates throughout include modern paint colours, updated flooring, an updated bathroom, and a beautifully redesigned kitchen that opens to the bright and airy living room. Step outside and enjoy your extended living space with a stunning 3-season enclosed gazebo, wood deck, built-in fire pit, and a private hot tub surrounded by custom decking—perfect for relaxing or entertaining. While there's no garage, the property offers two oversized sheds that provide plenty of storage for all your outdoor gear. This property truly offers comfort, functionality, and lifestyle!