



GRASSROOTS
REALTY GROUP

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**114 Redwood Boulevard
Springbrook, Alberta**

MLS # A2245226



\$249,000

Division:	NONE		
Type:	Residential/Triplex		
Style:	Bi-Level		
Size:	621 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	DCD-4
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage		

Inclusions: None

Maintenance free living in Springbrook! If you prefer a small town feel but still need quick access to amenities, this end unit townhome could be the perfect place for you. Just a few minute drive into Gasoline Alley and 5 minutes into the South end of Red Deer, Springbrook is a quiet and quaint community with lots of trails and green space to enjoy. This spotless original owner home shines with pride of ownership and offers a bright and open main floor layout with a large living room, 2 pce bath, open dining space, and well appointed kitchen. A beautiful West facing deck space off the dining area is very private thanks to mature trees and is a great place to enjoy summer evenings. Downstairs you'll find two spacious bedrooms with 9' ceilings, a full 4 pce bath, and conveniently located laundry. Two assigned parking stalls out front mean you're always parking in front of your unit, and snow removal, exterior maintenance, and lawn care are looked after by the condo so you can just lock it and leave it! Condo fees of \$325/mo also include insurance, professional maintenance, and garbage removal. This spotless home is a pleasure to show!