



GRASSROOTS
REALTY GROUP

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**118 Redwood Boulevard
Springbrook, Alberta**

MLS # A2260930



\$247,000

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		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DCD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Pantry, Walk-In Closet(s)		

Inclusions: 2 portable air conditioners, square table and chairs, BBQ

Step into this well-maintained, thoughtfully designed 2-bedroom 2-bathroom Condo. Located minutes from Red Deer in the quiet hamlet of Springbrook, it is a great place to escape the hustle of the city. The main floor features an open-concept living space with large living room windows allowing natural light and recently upgraded flooring. The kitchen offers a smart layout with ample storage, including a pantry and open counter space. The two-piece bathroom on this level allows entertaining to remain on one level. Downstairs, both bedrooms are thoughtfully tucked away for privacy. The primary boasts a walk-in closet, while the second bedroom is spacious enough to allow a queen-sized bed and features a generous closet of its own. The smart floor plan was upgraded to include extra closets. The laundry is conveniently located on this level, close to the bedrooms and four-piece bathroom. The home remains cozy thanks in part to the in-floor heating, which compliments the furnace. The hot water tank was upgraded to a larger size, allowing extra comfort. Outside, enjoy the convenience of two assigned and labeled parking spots at the base of your deck. Shared guest parking is available on a first-come, first-served basis in addition to public street parking. Pet-friendly with board approval of furry friends.