



**GRASSROOTS**  
REALTY GROUP

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**24 Poplar Crescent  
Springbrook, Alberta**

**MLS # A2262167**



**\$169,900**

Division:	NONE		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,199 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	3
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn, Level, Low Maintenance Landscape		

Heating:	Boiler	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 608
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	R3
Foundation:	Block	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry		

**Inclusions:** .

Welcome to your new home—a stunning three-bedroom plus den, two-bathroom townhouse nestled in the tranquil community of Springbrook. This end unit offers both convenience and privacy, with parking right at your doorstep and a charming south-west facing backyard that invites natural light and warmth. As you step inside, you’ll be greeted by the original hardwood floors that flow. The expansive living room is perfect for entertaining or unwinding after a long day, providing a cozy yet spacious atmosphere. The large dining area seamlessly connects to the well-appointed kitchen, making it easy to host family dinners or casual get-togethers. The kitchen features garden doors that lead out to your private backyard, ideal for summer barbecues or simply enjoying a morning coffee in the sun. Venture upstairs to discover three generously sized bedrooms, including a serene primary suite that offers a peaceful retreat at the end of the day. The upper level also features a well-designed four-piece bathroom, ensuring comfort and convenience for the whole family. The partially developed basement is a versatile space that can adapt to your lifestyle needs. It boasts a spacious den that can serve as a home office, playroom, or additional guest room. A second four-piece bathroom and laundry area add to the functionality of this lower level, making daily chores a breeze. Situated just minutes from Red Deer, Springbrook offers the perfect balance of quiet community living. This townhouse is a rare gem that combines spacious living, modern conveniences, and a fantastic location.