



GRASSROOTS
REALTY GROUP

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170 Tamarac Boulevard
Springbrook, Alberta

MLS # A2263322



\$229,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,001 sq.ft.	Age:	1954 (71 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Off Street, Tandem		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, See Remarks, Standard Shape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Microwave, Washer, Dryer, All Window Coverings

Welcome home to this charming 3-bedroom, 1-bath half duplex in the peaceful community of Springbrook — where small-town serenity meets modern convenience. With 810 square feet on the main and 2nd floor and a partially finished basement, this property offers comfortable living space with plenty of potential to make it your own. The hardwood floors throughout the main level bring warmth and timeless appeal. Step outside and enjoy the spacious lot, ideal for kids to play, pets to roam, for hosting summer BBQs with friends and family or build a garage for all your storage needs. There's also off-street parking for added convenience. Springbrook's location is unbeatable — you're just a short drive from Gasoline Alley and Red Deer, offering easy access to shopping, restaurants, and entertainment, yet far enough away to enjoy the peace and quiet of a small-town lifestyle. Whether you're a first-time homebuyer looking for an affordable start, a growing family in need of extra space, or an investor seeking a solid rental opportunity, this home checks every box. Enjoy the perfect blend of comfort, character, and convenience — all wrapped up in a friendly community that feels like home the moment you arrive.