



**GRASSROOTS**  
REALTY GROUP

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**22 Poplar Crescent  
Springbrook, Alberta**

**MLS # A2270496**



**\$189,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,053 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 560
<b>Basement:</b>	Full	<b>LLD:</b>	13-37-28-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, Storage, Vinyl Windows		

**Inclusions:** none

INVEST in this cozy END UNIT Located in Quiet Springbrook offering a great affordable housing option only minutes from Red Deer! This cozy character home has taken care of over the years and offers two very large bedrooms up with a full bath. The basement is 90% finished offering a rec/playroom for the kids with vinyl plank flooring, under stair storage, a large laundry/bathroom area with dual sinks!. On the main we have original maple hardwood with a spacious living area and the kitchen offers great working space with a functional island and plenty of pantry storage. Access to the backyard from the kitchen as well. Virtually maintenance free without the worry of a furnace or hot water tank with condo fees that include water, sewer, garbage and heat as well as exterior maintenance, professional management, reserve fund contributions, and common area maintenance! Parking stall # 25.