



**GRASSROOTS**  
REALTY GROUP

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**168 Tamarac Boulevard  
Springbrook, Alberta**

**MLS # A2273720**



**\$245,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landsc		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Storage		

**Inclusions:** NA

Updated Springbrook Half Duplex offering many updates and ready for immediate possession. This well cared for duplex sits on a large west facing private lot with no neighbour behind. This property has undergone numerous upgrades in 2022 which include the following; new Shingles, Hot water tank, High efficiency furnace, Plumbing lines, Electrical mitigation package and was freshly painted in 2025. The main level with hardwood floors, window bench in the living room with storage, spacious kitchen and dining room and updated 4 piece bathroom. Upstairs are 2 bedrooms both with good closet space and full of charm. Undeveloped basement is framed for a potential 3rd bedroom (with a non egress window) and potential family room. The west facing lot has a newer deck back and front deck, large landscaped lot and new front fence with the option to make it us it as an RV gate. This neighbourhood is family oriented with parks, bike paths, easy access to the Red Deer, Penhold and just steps to the Airport.