



GRASSROOTS
REALTY GROUP

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**39 POPLAR Crescent
Springbrook, Alberta**

MLS # A2285294



\$189,900

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,182 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Driveway, Off Street		
Lot Size:	-		
Lot Feat:	Environmental Reserve, Greenbelt, Level, Standard Shaped Lot		

Heating:	Boiler, Natural Gas	Water:	Public
Floors:	Hardwood, Linoleum	Sewer:	Sewer
Roof:	Asphalt	Condo Fee:	\$ 618
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	DC -R4
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

This updated 3-bedroom, 1-bath townhome condo offers exceptional value and low-maintenance living in a convenient Red Deer location. Originally built as base housing, the home has been thoughtfully updated to provide modern comfort while retaining a practical and functional layout. Inside, you'll find bright, refreshed living spaces, an updated kitchen, newer finishes, and a well-appointed bathroom. The three bedrooms are well-sized and versatile—ideal for families, guests, or a home office setup. A large green space out the front door has a playground that will keep the kids happy and the enclosed fenced yard on the opposite side is a perfect space for summer BBQ's. One of the standout features is the affordable condo fee, which includes heat, water, sewer, garbage removal, and snow removal in common areas, helping simplify monthly expenses and provide peace of mind year-round. Perfect for first-time buyers, downsizers, or investors, this move-in-ready townhome condo combines updates, affordability, and an easy lifestyle in a well-established community.