

# \$259,900 - 117 Redwood Boulevard W, Springbrook

MLS® #A2226168

**\$259,900**

2 Bedroom, 2.00 Bathroom, 572 sqft

Residential on 0.00 Acres

NONE, Springbrook, Alberta

Check out this beautiful 2 bedroom, 2 bath end unit bilevel home in Springbrook just minutes from Red Deer or Penhold. This meticulously maintained home offers open concept living, great for family gatherings or entertaining friends and family. This home was built by Falcon Homes, the main level has upgraded laminate flooring throughout, the large bright front living room window floods the main level with sunlight. The open concept allows for flexible dining to accommodate all those festive occasions. Dark cabinetry compliments the home nicely and for your convenience a two-piece bath. The lower level has two nice sized bedrooms and a 4-piece bath, keeping you nice and cozy with underfloor heating. In the last few years this home has had the following upgrades, Updated lighting in 2023, Hot water tank in 2021 with tank and parts 6-year warranty (December 22, 2027) New washer and dryer winter of 2023, Outside is a deck that leads to two parking stalls and a visitor parking stall. Springbrook has a lot to offer, close to Red Deer with all its amenities without all the hustle and bustle of a large city. With new amenities in development including the airport expansion and the development of flour mill, Springbrook is not only enhancing the quality of residents lives but creating opportunities that make the community even more vibrant.

Built in 2011



## Essential Information

MLS® #	A2226168
Price	\$259,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	572
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

## Community Information

Address	117 Redwood Boulevard W
Subdivision	NONE
City	Springbrook
County	Red Deer County
Province	Alberta
Postal Code	T4S 0J5

## Amenities

Amenities	Snow Removal
Utilities	Electricity Connected, Natural Gas Connected, Underground Utilities
Parking Spaces	2
Parking	Assigned, Off Street, Common

## Interior

Interior Features	Laminate Counters, Sump Pump(s), Vinyl Windows, Master Downstairs
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	In Floor, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Front Yard, Lawn
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 31st, 2025
Days on Market	3
Zoning	R3

### **Listing Details**

Listing Office	RCR - Royal Carpet Realty Ltd.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.