

**402, 639 Oak Street
Springbrook, Alberta**

MLS # A2275422

\$199,900



Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 357
Basement:	None	LLD:	13-37-28-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DCD-4
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS		

2 BEDROOM, 2 BATHROOM MAIN FLOOR CONDO ~ WEST FACING ~ LOW MAINTENANCE LIVING ~ Covered front entry and patio area welcome you to this move in ready home ~ Spacious foyer with a large coat closet opens to the open concept main living space with large west facing window and vinyl plank flooring ~ The u-shaped kitchen offers a functional layout and features ample cabinet and counter space, including an eating bar, full tile backsplash, and black appliances ~ easily host gathering in the dining room ~ Just off the kitchen is a storage/flex room ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a walk in closet with built in organizers, and a 4 piece ensuite ~ Second bedroom is also a generous size with ample closet space ~ Conveniently located laundry is next to the 4 piece main bathroom ~ Low monthly condo fees are \$365.54 and include; exterior insurance, maintenance grounds, parking, professional management, reserve fund contributions, sewer, snow removal, trash and water ~ 2 Powered parking stalls right in front of the main level door offer easy access ~ Located just minutes south of Red Deer and Gasoline Alley (Walmart, Costco, Farmer's Market & tons more shopping and amenities), close to Penhold (schools with bus service, shopping), with quick access to highway 2 ~ This community offers beautiful walking trails through natural wetlands, along with numerous parks and playgrounds ~ Enjoy the serenity of a country setting while maintaining every day convenience.