

**114 Redwood Boulevard  
Springbrook, Alberta**

**MLS # A2277509**



**\$244,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	621 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 325
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	DCD-4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage		

**Inclusions:** Electric Fireplace

Maintenance free living in Springbrook! If you prefer a small town feel but still need quick access to amenities, this end unit townhome could be the perfect place for you. Just a few minutes' drive into Gasoline Alley and 5 minutes into the South end of Red Deer, Springbrook is a quiet and quaint community with lots of trails and green space to enjoy. This spotless original owner home shines with pride of ownership and offers a bright and open main floor layout with a large living room, 2 pce bath, open dining space, and well appointed kitchen. A beautiful West facing deck space off the dining area is very private thanks to mature trees and is a great place to enjoy summer evenings. Downstairs you'll find two spacious bedrooms with 9' ceilings, a full 4 pce bath, and conveniently located laundry. Two assigned parking stalls out front mean you're always parking in front of your unit, and snow removal, exterior maintenance, and lawn care are looked after by the condo allowing for truly low maintenance living! Condo fees of \$325/mo also include insurance, professional maintenance, and garbage removal. Pets are allowed. This spotless home is a pleasure to show and immediate possession is available!