

# \$249,900 - 101 Redwood Boulevard, Springbrook

MLS® #A2123542

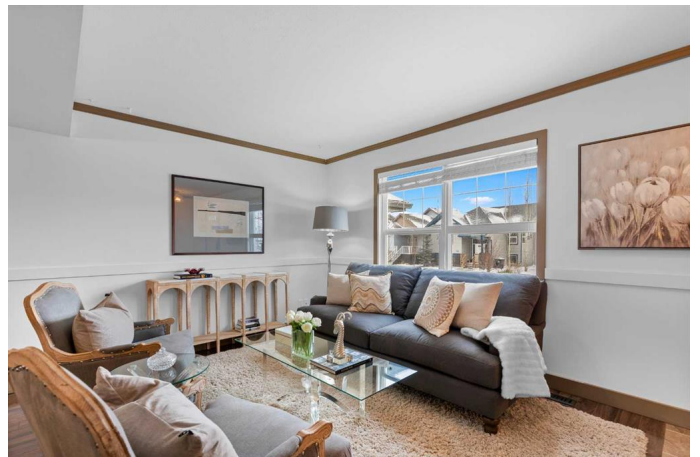
**\$249,900**

4 Bedroom, 3.00 Bathroom, 1,057 sqft

Residential on 0.00 Acres

NONE, Springbrook, Alberta

Welcome to this extremely well-maintained 4 bed, 2.5 bath townhouse. Right from the front walkway you will see the lovely SE-facing front porch where you can enjoy your morning coffee. When you walk in the front door you'll be greeted by the open-concept main floor with a bright and spacious living area, dining space and stunning kitchen with center island. The stainless steel stove, fridge and dishwasher were all purchased in 2021. Just past the 2 piece bath is the back entry with a deck leading to the 2 assigned parking stalls that are directly behind the home. Upstairs are 3 bright bedrooms, each with ceiling fans, and a full bath. The primary bedroom is a generous size and features a walk-in closet. In the finished basement there is another bedroom, full bath and living space which has been finished in beautiful pine. From the light fixtures and crown molding to the laminate flooring and cast iron heat registers, every detail of this home has been considered. You'll be happy to know the basement ceiling and walls are insulated with fire-resistant insulation. The hot water tank and furnace were serviced and cleaned in the last 3 years and ducts were cleaned in 2021. You'll even find an extra sump pump for added peace of mind. Springbrook is a wonderful, quickly growing community just 10 minutes to Red Deer. It offers plenty of natural park areas, a state of the art skateboard park, soccer/baseball fields, and 3 residential playgrounds, one of which is just a short walk



down the street!

Built in 2011

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2123542      |
| Price          | \$249,900     |
| Sold Price     | \$245,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,057         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 101 Redwood Boulevard |
| Subdivision | NONE                  |
| City        | Springbrook           |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4S 0J5               |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Parking, Snow Removal, Trash |
| Parking Spaces | 2                            |
| Parking        | Off Street, Stall            |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Crown Molding, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer                                                                         |

|              |                |
|--------------|----------------|
| Heating      | Forced Air     |
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

**Exterior**

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Dock                |
| Lot Description   | See Remarks         |
| Roof              | Asphalt Shingle     |
| Construction      | Brick, Vinyl Siding |
| Foundation        | Poured Concrete     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2024 |
| Date Sold      | May 15th, 2024   |
| Days on Market | 27               |
| Zoning         | DCD              |
| HOA Fees       | 0.00             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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