

# \$174,900 - 43 Poplar Crescent, Springbrook

MLS® #A2208661

**\$174,900**

2 Bedroom, 2.00 Bathroom, 974 sqft

Residential on 0.00 Acres

NONE, Springbrook, Alberta

Your New Home Awaits You In Springbrook !  
Escape to a serene lifestyle in the beautiful community of Springbrook, where youâ€™ll have plenty of room to breathe and enjoy the outdoors. This charming 2-bedroom, 2-bathroom home features a finished basement and a private yard, offering comfort and space for your family. As you enter, youâ€™ll be welcomed by a tiled front porch and a cozy living room with hardwood floors and a large picture window. The bright kitchen and dining area offer an inviting space for family meals, with an island, white cabinetry, a newer stainless steel fridge and stove, plenty of counter space, a spacious pantry, and room for a large dining table. Step outside to your own west-facing backyard, enclosed by a vinyl fenceâ€”ideal for pets, family gatherings, or relaxing BBQs. Upstairs, the expansive primary bedroom offers plenty of space to create your own personal retreat, while a second great-sized bedroom and a 4-piece bathroom complete the upper level. The finished basement adds even more living space, featuring a family room, a den or workout area, a 3-piece bathroom, a large laundry room, and ample storage. Additional features include all appliances (with a newer dryer), condo fees covering heat, water, sewer, and garbage, and pet approval (dogs must be under 15" at the shoulder). One assigned parking stall accommodates 2 vehicles in tandem, plus visitor parking. Red Deer transit conveniently services



Springbrook, making commuting a breeze.

This move-in ready home is waiting for

youâ€™donâ€™t miss out!

Built in 1954

### Essential Information

MLS® #	A2208661
Price	\$174,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	974
Acres	0.00
Year Built	1954
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	43 Poplar Crescent
Subdivision	NONE
City	Springbrook
County	Red Deer County
Province	Alberta
Postal Code	T4S 1V4

### Amenities

Amenities	Park
Parking Spaces	2
Parking	Stall, Assigned, Tandem

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Boiler, Natural Gas, Hot Water
Cooling	None

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

### **Additional Information**

Date Listed	April 5th, 2025
Days on Market	3
Zoning	R3

### **Listing Details**

Listing Office	2 Percent Realty Advantage
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