

# \$489,900 - A & B, 133 Redwood Boulevard, Springbrook

MLS® #A2243146

**\$489,900**

4 Bedroom, 2.00 Bathroom, 1,202 sqft

Residential on 0.11 Acres

NONE, Springbrook, Alberta

FULLY DEVELOPED UP/DOWN DUPLEX ~  
LARGE CORNER LOT ~ CENTRAL AIR  
CONDITIONING ~ OFF STREET PARKING ~

The main floor unit has a covered front entry that leads to a sun filled foyer with high ceilings ~ Open concept main living space is complemented by soaring vaulted ceilings that create a feeling of spaciousness ~ The stylish kitchen offers an abundance of dark stained maple cabinets accented with crown moulding and gold hardware, ample counter space including an island with an eating bar and pendant lights above, full tile backsplash and upgraded black stainless steel appliances ~ The spacious dining room has plenty of space for large gatherings, and has garden door access to the covered and enclosed deck that overlooks the backyard ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture or a sitting area, and has dual closets ~ Second bedroom is also a generous size with ample closet space ~ 4 piece main bathroom ~ Conveniently located laundry and a large linen closet ~ Separate utility room with space for storage ~ The lower unit has a covered veranda that leads to a foyer ~ Open concept main living space complemented by large above grade windows that fill the space with natural light ~ The u-shaped kitchen offers a functional layout with plenty of dark stained maple cabinets, full tile backsplash, ample counter space and black appliances ~ The dining room has garden door access to the



lower covered deck and backyard, perfect for indoor/outdoor living ~ Two spacious bedrooms including the primary bedroom that can easily accommodate a king size bed and furniture, and has dual closets ~ 4 piece bathroom ~ In unit laundry, linen closet and separate utility room complete this unit ~ Outside there is a fully fenced (vinyl) backyard, landscaped with rock beds, plenty of yard space and a shed for storage ~ Rear parking pad has space for at least two vehicles with the potential for RV parking, with plenty of street parking ~ Located just minutes south of Red Deer, easy access to all amenities.

Built in 2012

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2243146          |
| Price          | \$489,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,202             |
| Acres          | 0.11              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Duplex            |
| Style          | Bi-Level, Up/Down |
| Status         | Active            |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | A & B, 133 Redwood Boulevard |
| Subdivision | NONE                         |
| City        | Springbrook                  |
| County      | Red Deer County              |
| Province    | Alberta                      |
| Postal Code | T4S 0E4                      |

### **Amenities**

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected                                 |
| Parking Spaces | 2                                                                            |
| Parking        | Additional Parking, Alley Access, Off Street, Parking Pad, RV Access/Parking |

## Interior

|                   |                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer                                                                                                                                              |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                   |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                                                                                                                                               |

## Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard, Storage                               |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, See Remarks |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Vinyl Siding, Wood Frame                                                      |
| Foundation        | Poured Concrete                                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 21              |
| Zoning         | DCD-4           |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Lime Green Realty Central |
|----------------|---------------------------|

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