

# \$229,900 - 170 Tamarac Boulevard, Springbrook

MLS® #A2263322

**\$229,900**

3 Bedroom, 1.00 Bathroom, 1,001 sqft

Residential on 0.07 Acres

NONE, Springbrook, Alberta

Welcome home to this charming 3-bedroom, 1-bath half duplex in the peaceful community of Springbrook " where small-town serenity meets modern convenience. With 810 square feet on the main and 2nd floor and a partially finished basement, this property offers comfortable living space with plenty of potential to make it your own. The hardwood floors throughout the main level bring warmth and timeless appeal. Step outside and enjoy the spacious lot, ideal for kids to play, pets to roam, for hosting summer BBQs with friends and family or build a garage for all your storage needs. There's also off-street parking for added convenience.

Springbrook's location is unbeatable " you're just a short drive from Gasoline Alley and Red Deer, offering easy access to shopping, restaurants, and entertainment, yet far enough away to enjoy the peace and quiet of a small-town lifestyle. Whether you're a first-time homebuyer looking for an affordable start, a growing family in need of extra space, or an investor seeking a solid rental opportunity, this home checks every box. Enjoy the perfect blend of comfort, character, and convenience " all wrapped up in a friendly community that feels like home the moment you arrive.

Built in 1954

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2263322               |
| Price          | \$229,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,001                  |
| Acres          | 0.07                   |
| Year Built     | 1954                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 170 Tamarac Boulevard |
| Subdivision | NONE                  |
| City        | Springbrook           |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4S 1V7               |

### Amenities

|                |                              |
|----------------|------------------------------|
| Parking Spaces | 2                            |
| Parking        | Driveway, Off Street, Tandem |

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | See Remarks              |
| Appliances        | See Remarks              |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None                     |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | None                                                                          |
| Lot Description   | Back Yard, City Lot, Front Yard, Landscaped, See Remarks, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Vinyl Siding, Wood Frame                                                      |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      October 10th, 2025  
Days on Market                8  
Zoning                              R-3

**Listing Details**

Listing Office                    CIR Realty

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