

# \$459,900 - A & B, 520 Oak Street, Springbrook

MLS® #A2211744

**\$459,900**

6 Bedroom, 3.00 Bathroom, 1,097 sqft

Residential on 0.09 Acres

NONE, Springbrook, Alberta

This legally suited house in Springbrook was Built by the reputable builder, True Line Homes. This property boasts quality craftsmanship. The main floor suite features 3 spacious bedrooms and 2 full bathrooms, along with 3 bedrooms and 1 bathroom in the basement suite. Vinyl plank flooring throughout, open floor plan and a modern kitchen complete with an island. Both suites feature large windows that fill the space with natural light. Excellent tenants who pay all utilities that are separately metered.. Located in the quiet and growing community of Springbrook, just minutes from Red Deer. Excellent Investment Opportunity!!!

Built in 2014

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211744    |
| Price          | \$459,900   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,097       |
| Acres          | 0.09        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | A & B, 520 Oak Street |
| Subdivision | NONE                  |
| City        | Springbrook           |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4S 1V7               |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, Separate Entrance           |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                     |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Full, Suite                                 |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony                                   |
| Lot Description   | Front Yard, Lawn                          |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 19               |
| Zoning         | DCD-4            |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Realty Executives Alberta Elite |
|----------------|---------------------------------|

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