

# \$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, Tandem, Assigned |

**Interior**

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                                                     |
| Heating           | Natural Gas, Boiler, 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 | 16              |
| Zoning         | R3              |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | 2 Percent Realty Advantage |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.