

# \$330,000 - 192 Tamarac Boulevard, Springbrook

MLS® #A2212684

**\$330,000**

3 Bedroom, 2.00 Bathroom, 767 sqft

Residential on 0.16 Acres

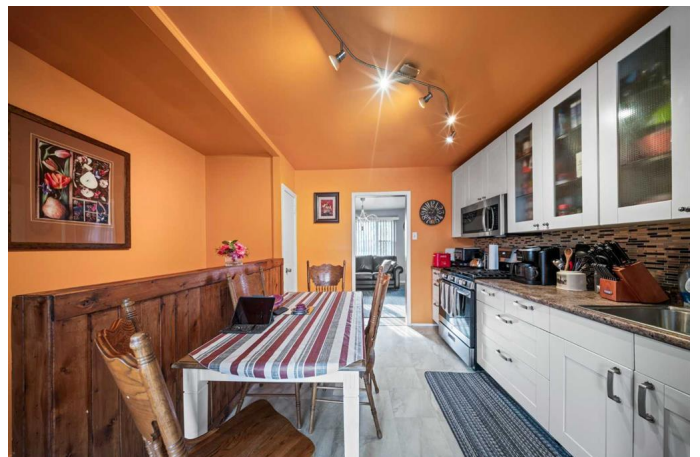
NONE, Springbrook, Alberta

Welcome to this well-maintained 3 bedroom, 2 bathroom bungalow nestled in the peaceful community of Springbrook. Step inside to a bright, functional layout, featuring central air conditioning for year-round comfort and an upgraded electrical panel for peace of mind. The home also features underground sprinklers for ease and to have the greenest lawn on the street. The private backyard oasis is perfect for entertaining or relaxing. Enjoy summer evenings on the oversized deck under the pergola, gather around the firepit, and host unforgettable get-togethers in this thoughtfully designed outdoor space. Furnace / Hot Water Tank and AC were all installed in 2020. The electrical panel was upgraded in 2025.

Built in 1955

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212684    |
| Price          | \$330,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 767         |
| Acres          | 0.16        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 192 Tamarac Boulevard |
| Subdivision | NONE                  |
| City        | Springbrook           |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4S 1V7               |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                 |
| Appliances        | Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                  |
| Cooling           | Central Air                                                                 |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit                                                                                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Corner Lot, Gazebo, Landscaped, Lawn, No Neighbours Behind, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                             |
| Construction      | Vinyl Siding                                                                                                                |
| Foundation        | Poured Concrete                                                                                                             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 5                |
| Zoning         | R3               |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® 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.