

# \$239,900 - 228 Pine Street, Springbrook

MLS® #A2215885

**\$239,900**

2 Bedroom, 1.00 Bathroom, 990 sqft

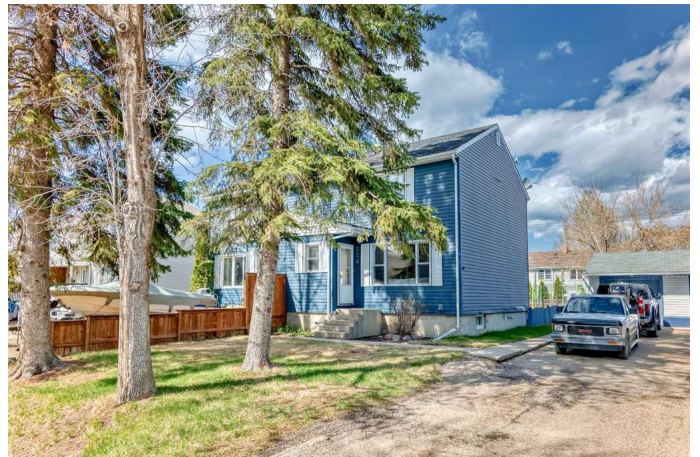
Residential on 0.09 Acres

N/A, Springbrook, Alberta

Charming 2-Storey Half Duplex with Great Street Appeal. Shingles Replaced May 8 2025. This well-maintained 2-storey half duplex offers both comfort and functionality. Featuring 2 bright bedrooms, 1 full bathroom, a formal dining area, and a full basement, this home is ideal for a first-time buyer or savvy investor. A single-car garage with a manual roll-up door and a paved driveway with additional parking add great convenience.

The home's exterior was upgraded with new siding and shingles approximately 13 years ago. Inside, the main floor is filled with natural light thanks to large windows and boasts hardwood flooring in the living room, hallway, and dining area. The front entry provides of room for coats and footwear. The bright and functional kitchen includes upgraded linoleum flooring, a large window, a pantry, and a French door that leads to the backyard. The adjacent dining area is a generous size with its own large window, perfect for hosting meals.

Upstairs, you'll find two spacious bedrooms, both with hardwood floors in great condition and ample natural light. The bathroom features an acrylic tub with ceramic tile surround, upgraded linoleum, a newer toilet, and a stylish wall-mounted sink. The open basement offers excellent development potential with drywalled walls, three windows, and a high-efficiency furnace. The hot water tank was replaced in 2024.



Thereâ€™s also a double laundry sink, washer/dryer, and a cold room or storm shelter for added storage or safety.

The single-car garage features a solid concrete floor, OSB-boarded walls and some ceiling insulation . The fully fenced backyard includes a wood patio, making it a perfect space for outdoor enjoyment. Quick possession as Tenant will be out by June 1st .

Built in 1955

### **Essential Information**

MLS® #	A2215885
Price	\$239,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	990
Acres	0.09
Year Built	1955
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	228 Pine Street
Subdivision	N/A
City	Springbrook
County	Red Deer County
Province	Alberta
Postal Code	T4S0E5

### **Amenities**

Parking Spaces	3
Parking	Off Street, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	French Door, No Smoking Home, Pantry
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	8
Zoning	R-3

## Listing Details

Listing Office	Century 21 Advantage
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