

# \$459,900 - 196 Sabre Road, Springbrook

MLS® #A2236608

**\$459,900**

5 Bedroom, 3.00 Bathroom, 1,124 sqft

Residential on 0.10 Acres

NONE, Springbrook, Alberta

Quality meets functionality in this LEGALLY SUITED home built by Executive Builders, located in the peaceful community of Springbrook. This well-maintained property offers exceptional value with both the upper and lower units in excellent condition. The main floor welcomes you with a bright and spacious living room featuring vaulted ceilings and a large front entryway. The modern kitchen offers ample countertop space, stainless steel appliances, a walk-in pantry, and a generous dining area perfect for family gatherings. Three bedrooms on the main level include a comfortable primary suite with its own ensuite bathroom. Downstairs, the legal suite impresses with 9-foot ceilings and large windows that bring in natural light—creating a bright and inviting space. The suite includes two spacious bedrooms, a full 4-piece bathroom, and a thoughtfully designed U-shaped kitchen with plenty of cabinetry and prep space. This home presents a fantastic opportunity for both investors and first-time buyers alike. Ideally situated just a short drive to the south end of Red Deer and close to shopping, this home is in a welcoming community filled with walking and biking trails. For those who travel frequently—or cater to those who do—you're just around the corner from the Red Deer Regional Airport, adding to the home's long-term rental appeal.

Built in 2014



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236608    |
| Price          | \$459,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,124       |
| Acres          | 0.10        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 196 Sabre Road  |
| Subdivision | NONE            |
| City        | Springbrook     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 2H7         |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                           |
| Heating           | In Floor, Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                                     |
| Has Basement      | Yes                                                                                      |
| Basement          | Exterior Entry, Full, Suite                                                              |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Entrance                                              |
| Lot Description   | Back Lane, Lawn, Level, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |

|              |                                    |
|--------------|------------------------------------|
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 2              |
| Zoning         | DCD-4          |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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