

# \$349,800 - 363 Spruce Drive, Springbrook

MLS® #A2217080

## \$349,800

3 Bedroom, 3.00 Bathroom, 760 sqft

Residential on 0.05 Acres

NONE, Springbrook, Alberta

Brand new and ready for you. Immediate possession on this beautifully finished Springbrook townhouse. Springbrook is a community that gives you small town feel and quietness with all the amenities within minutes to shopping, schooling, and recreation. Not to often you find quality and performance wrapped up in one. Here is your chance at the last unit left till fall. Featuring high efficiency water tank , furnace and hrv. Covered rear deck all maintenance free built to last for years. Yes this townhome has it's own walk in closet and 4 piece ensuite in the primary bedroom. Programmable bath fans premium appliances quartz counter tops 9 ft kitchen island pots and pan drawers vinyl plank flooring 9 ft ceilings on main floor triple pain low e windows. Move in stress free with ten year new home warranty. All this and no condo fees!!

Built in 2025

## Essential Information

MLS® #	A2217080
Price	\$349,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	760
Acres	0.05



Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	363 Spruce Drive
Subdivision	NONE
City	Springbrook
County	Red Deer County
Province	Alberta
Postal Code	T4S 0P1

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Master Downstairs, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	28
Zoning	R3

### Listing Details

Listing Office

Royal LePage Network Realty Corp.

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.