

# \$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	7
Zoning	DCD-4

**Listing Details**

Listing Office	CIR Realty
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