

# \$506,000 - 169 Sabre Road, Rural Red Deer County

MLS® #A2260605

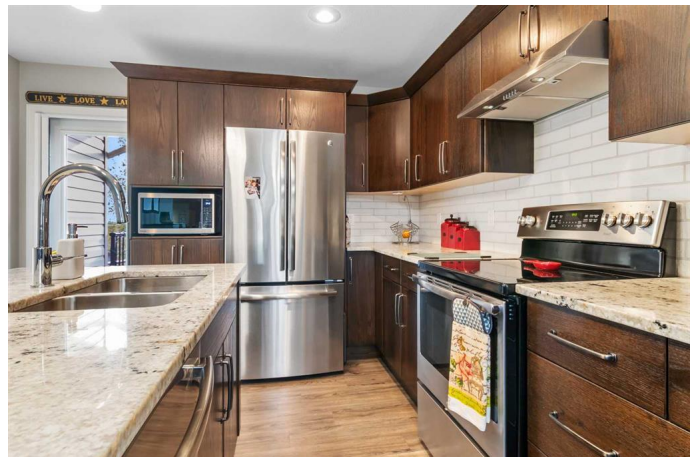
## \$506,000

5 Bedroom, 3.00 Bathroom, 1,058 sqft

Residential on 0.11 Acres

NONE, Rural Red Deer County, Alberta

Come see this beautiful bi-level with a legal suite on the West side of Springbrook. It has 3 bedrooms and 2 bathrooms on the main level. There are granite counters in the kitchen, stainless steel appliances, an island, dark cupboards with soft close doors and drawers. This open concept layout receives an abundance of natural light. The primary bedroom has carpet flooring, built-in closet organizers, and an ensuite. There is vinyl plank flooring throughout the main floor, excluding 2 carpeted bedrooms. The main level also has AC, water on demand system and a gas fireplace. The downstairs offers an open concept legal suite with 9' ceilings, a beautiful kitchen with stainless steel appliances, island and soft close cupboards and drawers. It has a private entrance on the North side of the home. There are 2 bedrooms downstairs, a walk in closet in one bedroom, and a 4 piece bathroom with a jacuzzi tub. The basement suite has infloor heating, HRV system, and a large utility room / laundry room with plenty of storage. The 19' x 23' double attached garage is heated and has a floor drain and a door to the North to exit into the yard. The home is roughed in for a Dyna Vac system and gas hookup up and down for BBQ. The fenced yard has a storage shed and backs onto a green space area. Springbrook is a quiet community filled with walking and biking trails and it is close to the Red Deer Regional Airport adding to the long term potential rental appeal. It is also within



close proximity to Red Deer and Penhold if you are commuting to work.

Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260605    |
| Price          | \$506,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,058       |
| Acres          | 0.11        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 169 Sabre Road        |
| Subdivision | NONE                  |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4S2H7                |

### Amenities

|                |                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                            |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Insulated, On Street |
| # of Garages   | 2                                                                                                            |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)                                                                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings |

|                 |                                       |
|-----------------|---------------------------------------|
| Heating         | Fireplace(s), Forced Air, Natural Gas |
| Cooling         | Central Air                           |
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Gas, Living Room                      |
| Has Basement    | Yes                                   |
| Basement        | Finished, Full, Suite                 |

## Exterior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Private Entrance, Private Yard, Storage                                                                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Gentle Sloping, Interior Lot, Lawn, No Neighbours Behind, Private, Rectangular Lot |
| Roof              | Fiberglass                                                                                                                                         |
| Construction      | Wood Frame                                                                                                                                         |
| Foundation        | Poured Concrete                                                                                                                                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 3                 |
| Zoning         | DCD-4             |

## Listing Details

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

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