

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

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

Additional Information

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

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.