



GRASSROOTS
REALTY GROUP

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**10 Hawthorne Way
Penhold, Alberta**

MLS # A2292117



\$399,990

Division:	Hawkrigde Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,126 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: In Floor, Forced Air

Floors: Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1B

Utilities: -

Inclusions: Murphy Bed

Welcome to this beautifully maintained bi-level in the growing community of Penhold, offering a functional layout, thoughtful updates, and excellent value. From the moment you arrive, the covered front porch sets the tone, perfect for morning coffee or unwinding at the end of the day. Step inside to a bright and inviting main floor featuring vaulted ceilings that enhance the sense of space and natural light. The kitchen is both practical and welcoming, complete with a pantry and adjoining dining area, making everyday living and entertaining effortless. The primary bedroom is privately located at the back of the home and features a spacious ensuite, creating a comfortable retreat. A second bedroom and full bathroom complete the main level. The recently developed basement adds impressive additional living space, highlighted by large windows, in-floor heat for added comfort, and a generous recreation area. You'll also find a third bedroom, full bathroom, and a versatile office that could easily function as a fourth bedroom, gym, or hobby space. Additional updates include a new 40-gallon hot water tank, providing added peace of mind for the new owners. Outside, enjoy a fully fenced yard with plenty of room for kids and pets, along with a rear deck ideal for relaxing or hosting. The double detached garage provides ample parking and storage. Situated in a quiet location within walking distance to local amenities, this home offers the perfect blend of small-town charm and everyday convenience.