



GRASSROOTS
REALTY GROUP

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24 Elreg Street
Penhold, Alberta

MLS # A2316275



\$399,900

Division:	Park Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	891 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Window Coverings (including Rods & curtains), TV Brackets, Washer & Dryer, Central Vacuum & Attachments, Water Softner, Garage Door Opener & Controllers (2), Shed, Firepit, anything else??????????????

Outstanding Curb Appeal, Heated Garage & Massive Backyard Under \$400,000! Welcome to this beautifully maintained family home that truly checks all the boxes! With exceptional curb appeal, an attached heated garage, two spacious decks, and a huge fully fenced yard, this property offers incredible value for families looking for space, comfort, and functionality. Step inside to a bright and inviting main floor featuring beautiful laminate flooring that flows throughout the living room and bedrooms. Large windows flood the home with natural light, creating a warm and welcoming atmosphere. The spacious kitchen is both stylish and functional, offering rich dark cabinetry, newer stainless steel appliances, an attractive backsplash, and additional built-in cabinetry in the dining area for extra storage. Patio doors lead directly to the expansive back deck, making outdoor dining, BBQs, and entertaining effortless. The main level also features two comfortable bedrooms and an updated 4-piece bathroom, providing the perfect layout for a growing family. The fully finished lower level offers even more living space with a large family room featuring newer carpet—ideal for movie nights, a games room, home office, workout space, or children's play area. You'll also find a spacious third bedroom complete with its own private 4-piece ensuite, making it perfect for guests, teenagers, or extended family. Outside, you'll fall in love with the massive backyard. Fully fenced and exceptionally well maintained, it offers endless possibilities with plenty of room for kids to play, pets to roam, family gatherings around the firepit, and even RV PARKING. A dedicated gravel dog run adds even more convenience for pet owners. Additional recent updates include newer shingles, front deck as well as a newer dishwasher, giving you added peace of mind. This move-in ready home offers the space, features,

and outdoor lifestyle your family has been searching for—all at an incredible price. Don't miss your opportunity to make it yours!