



GRASSROOTS
REALTY GROUP

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250 Halifax Close
Penhold, Alberta

MLS # A2325389



\$355,000

Division:	Oxford Landing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,437 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Other, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, No Neighbours Behind, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, TV Bracket

Why wait to build when you can move into a home that's already complete and still feels brand new? Built in 2024 and meticulously maintained, this beautifully upgraded end-unit townhouse features 3 Bedrooms and 2 Bathrooms, offering all the benefits of new construction without the added expense or hassle. Conveniently located on the edge of town with quick access to Highways 2 and 2A, commuting to Red Deer, Calgary, or surrounding communities is a breeze. From the moment you arrive, you'll appreciate the charming covered front veranda and welcoming curb appeal. Inside, natural light pours through the large front window into the bright and inviting living room. The thoughtfully designed kitchen features ceiling-height cabinetry with crown mouldings, quartz countertops, a full tile backsplash, pendant lighting over the large island, a corner pantry, and the added convenience of a fully connected water line to the refrigerator. The spacious dining area overlooks the backyard through an oversized window, while the generous back entry provides plenty of room for coats, boots, and everyday storage. Upstairs, wrought iron railings lead to three comfortable bedrooms, including a king-sized primary retreat with a walk-in closet. The spacious 4-piece bathroom offers an extended vanity with additional drawer storage and a separate water closet for added functionality. You'll also love the convenience of the upper-floor laundry. Since construction, this home has been enhanced with quality blinds throughout, a fully fenced yard, and a stunning east-facing deck—perfect for enjoying your morning coffee or entertaining family and friends. TV wiring has been professionally routed behind the drywall in the living room, creating a clean, modern look with no exposed cords. The unfinished basement is ready for your future ideas with roughed-in plumbing

for a bathroom, a high-efficiency furnace, and an electric hot water tank. Offering the look and feel of a brand-new home with thoughtful upgrades already completed, this move-in-ready property is an exceptional opportunity.