



GRASSROOTS
REALTY GROUP

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56 Heron Court
Penhold, Alberta

MLS # A2327483



\$339,900

Division:	HawkrIDGE Estates		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,101 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Unpaved		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Cul-De-Sac		

Heating:	In Floor, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Basement Refrigerator, Cabinets in Theater Room, Raised Garden bed

Welcome to 56 Heron Court — a beautifully cared-for half-duplex tucked onto a quiet court in Penhold's HawkrIDGE Estates, where pride of ownership shows the moment you step inside. Fully finished top to bottom and set on a standout pie-shaped lot, this is a home that's been loved and it shows. You're just a 1-minute walk from the IGA grocery store, and a quick 13-minute walk to the Penhold Regional Multiplex — home to an NHL-size arena, indoor fitness track, fitness centre, gymnasium, and the Penhold & District Library. Families are within easy reach of all three of Penhold's schools — Jessie Duncan, Penhold Elementary, and Penhold Crossing Secondary — and Red Deer's big-box stores, including Costco just a 12-minute drive away, are close at hand. Inside, the bright, open-concept main floor connects a warm living room, dining nook, and a functional kitchen finished with rich hickory cabinetry, generous counter space, a large centre island with sink, and a handy pantry — an easy flow for both everyday life and entertaining. Two comfortable bedrooms include a spacious primary with a walk-in closet and convenient access to the full 4-piece bath. Main-floor laundry seals the deal, complete with a brand-new Maytag washer and dryer (2026). Downstairs is where this home truly stands apart. The fully finished basement is built for gathering: a spacious rec room with in-floor heating, a theatre area already wired for your setup, plus a full wet bar/kitchenette with sink, fridge, and cabinetry — ideal for movie nights, guests, or game day. Two additional large bedrooms and a modern 3-piece bath round out the lower level. A few extras savvy buyers will appreciate: a wired-in generator transfer switch with an outside generator hookup for genuine peace of mind, and a hot water tank replaced in 2025. Out back, enjoy summer

evenings on the covered deck overlooking a yard that's been lovingly landscaped with trees, shrubs, and garden beds — a settled, rooted feel you simply won't get from a new build. The generous pie lot backs onto a rear lane with a parking pad and garden shed already in place, and plenty of room to add a future garage. Move-in ready and rooted in a real sense of community — 56 Heron Court is a home that just feels good to come home to.