



**GRASSROOTS**  
REALTY GROUP

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**63 Hawkridge Boulevard  
Penhold, Alberta**

**MLS # A2330453**



**\$339,900**

|                  |                                                           |               |                   |
|------------------|-----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hawkridge Estates                                         |               |                   |
| <b>Type:</b>     | Residential/Four Plex                                     |               |                   |
| <b>Style:</b>    | Bi-Level                                                  |               |                   |
| <b>Size:</b>     | 835 sq.ft.                                                | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 3                                                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Detached                                    |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level |               |                   |

|                    |                                                     |                   |    |
|--------------------|-----------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                             | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate                                    | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                     | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                  | <b>Zoning:</b>    | R3 |
| <b>Foundation:</b> | Poured Concrete                                     | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Closet Organizers, Laminate Counters, Vinyl Windows |                   |    |

**Inclusions:** N/A

Welcome to this bright and beautifully maintained bi-level townhouse in the growing community of Penhold! Perfectly situated directly across from a park and playground, this home offers the ideal combination of comfort, convenience, and value. Step inside to discover a spacious open-concept main floor filled with natural light from the large south-facing windows. The functional galley kitchen offers plenty of workspace and a beautiful view of the backyard, while the adjoining dining and living areas create a welcoming space for everyday living and entertaining. The primary bedroom features double closets and convenient cheater access to the full 4-piece bathroom. The fully developed walkout basement expands your living space with two additional bedrooms, a second 4-piece bathroom, and a dedicated laundry room—perfect for families, guests, or a home office setup. Outside, you'll love the beautifully landscaped, fully fenced south-facing backyard complete with a deck and 10'x20' cement patio, providing the perfect place to relax or entertain. Additional highlights include a single detached garage, added home attic insulation for improved energy efficiency, plenty of street parking, and an unbeatable location just steps from schools, shopping, parks, and walking paths. Whether you're a first-time buyer, young family, or investor, this move-in-ready home offers exceptional value in one of Penhold's most desirable locations.