



GRASSROOTS
REALTY GROUP

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44 Duncan Street
Penhold, Alberta

MLS # A2332431



\$429,900

Division:	Park Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	901 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Gazebo, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home, Wet Bar		

Inclusions: Blinds, curtains, hot tub, hot tub cover, outdoor blinds, couch in basement

Pride of ownership is evident from the moment you arrive at this beautifully maintained bi-level, perfectly situated on a desirable corner lot just steps from the P-3 school. Every inch of this home has been thoughtfully cared for, offering the perfect combination of functionality, comfort, and outdoor living. Inside, you'll find a bright and welcoming open layout with vaulted ceilings, two bedrooms on the main, including the primary with a walk-in closet complemented by tasteful kitchen & bath cabinetry, a spacious raised breakfast bar and brand-new appliances. The fully finished basement holds a third large bedroom, 3-piece bath, and a cozy family room complete with a wet bar—the perfect spot to host friends and family. Outside is where you'll discover your own private retreat and fall in love with this home. The impressive COVERED PRIVATE DECK, with a second-tier below, provides an incredible space to relax or entertain year-round, overlooking a newer hot tub tucked beneath a stylish pergola. The meticulously landscaped yard is as inviting as the home itself. For the hobbyist or anyone needing extra space, the 24' x 28' OVERSIZED GARAGE is a standout feature. Fully insulated, drywalled, heated, and wired with 220V power, it's ready for projects, storage, or parking. You'll also appreciate the convenience of a long paved front driveway plus two additional rear parking spaces, offering room for RVs, trailers, or guests. Additional upgrades include new shingles (2024), reinforced fencing (2025), and new hot tub (2025). A home with outstanding curb appeal, and a location that makes everyday living easy with schools, parks, and amenities just minutes away. Move in, unpack, and enjoy the confidence that comes with a home where every detail reflects years of exceptional ownership.

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