



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

19 Hanson Green Penhold, Alberta

MLS # A2332629



\$389,900

Division:	HawkrIDGE Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,045 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Shingle Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Closet Organizers

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1B
Utilities:	-

Inclusions: Shed

Welcome to this bright and beautifully maintained bi-level in the growing community of Penhold! Perfect for first-time buyers, young families, or those looking to downsize without sacrificing space or quality, this home offers an unbeatable location just one block from the Penhold Regional Multiplex, playgrounds, and green space, and only minutes from everyday amenities. Step onto the inviting covered front veranda and into the spacious entryway before heading up to the open-concept main floor. Featuring 9' ceilings, large windows, and an abundance of natural light, this home feels spacious and welcoming. The functional kitchen showcases rich hickory cabinetry, under-cabinet lighting, an extended eating bar, and easy access to the partially covered 10' x 10' deck overlooking the west-facing backyard. The primary bedroom offers a private 4-piece ensuite, while a second generous bedroom and another full bathroom complete the main level. Contemporary finishes and neutral colours create a warm, modern feel throughout. Downstairs, you'll find a large finished family room, with the remaining space already framed and mostly drywalled for two additional bedrooms, a bathroom, and the laundry area. Large windows fill the lower level with natural light, creating a bright and inviting space. The backyard offers plenty of room to build a garage, while central air conditioning keeps you comfortable all summer long. Combining a fantastic location, a functional floor plan, and outstanding value, this home is one you won't want to miss!