



GRASSROOTS
REALTY GROUP

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186 Robinson Avenue
Penhold, Alberta

MLS # A2337310



\$412,500

Division:	Park Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,127 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	Forced Air	Water:	Public
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry		

Inclusions: Shed, Floating Shelves in Bathroom, Pergola

Welcome to 186 Robinson Avenue, a lovely 2012-built home offering a bright, functional layout with plenty of space to grow. This move-in-ready home offers a great combination of indoor comfort and outdoor living. The main floor features a bright and open-concept layout with a spacious living room, functional kitchen with stainless steel appliances, and dining area with patio doors leading to a beautiful deck complete with a pergola, the perfect spot for morning coffee, summer dinners, or relaxing with friends and family. The main level also offers two bedrooms, a 4-piece bathroom, and a spacious primary bedroom complete with its own 4-piece ensuite. Downstairs, you'll find even more room for the family with a large family room featuring new flooring and fresh paint, while the zone-control in-floor-heating will keep you cozy all winter long. Down the hall, two additional bedrooms and another 4-piece bathroom provide plenty of flexibility for extra storage, guests, or a home office. Outside, enjoy the fully fenced backyard, offering privacy and plenty of room for kids, pets, gardening, or entertaining. There's also excellent potential to build a garage in the future, (with town approval), adding even more functionality and value to the property. Fresh, bright, spacious, and thoughtfully laid out, this is a wonderful family home with room to grow, both inside and out. Come see everything 186 Robinson Avenue has to offer!