



GRASSROOTS
REALTY GROUP

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**254 Halifax Close
Penhold, Alberta**

MLS # A2338633



\$339,900

Division:	Oxford Landing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,436 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, window coverings, washer, dryer.

This well cared for, 2 year old townhouse could be your next home! You will appreciate the upgrades throughout this 3 bedroom, 1 & 1/2 bathroom two storey. The curb appeal is accented by the covered front veranda with composite decking. The entryway greets you to the living room that is flooded with natural light through the large front window. Ceiling height kitchen cabinets are accented by crown moldings, full tile decorative backsplash, a large island, eating bar with pendant lighting above, quartz countertops upgraded appliances & a corner pantry. There is an oversized window overlooking the backyard from the dining room. The large back entryway is very functional with space to hang your coats & store your footwear. Follow the wrought iron railings upstairs to the 3 bedrooms. The king sized primary bedroom has a walk in closet, 4 pce bath has an extended vanity with drawers for storage & a separate water closet. There is an upper floor laundry room for your convenience. The undeveloped basement has roughed-in plumbing for a future bathroom, a high efficient furnace & an electric hot water tank. If you're looking for an affordable option in fantastic move in ready condition in the growing town of Penhold, add this one to the list.