



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**74 HawkrIDGE Boulevard
Penhold, Alberta**

MLS # A2342067



\$290,000

Division:	HawkrIDGE Estates		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	752 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: All appliances and window coverings -- are 'as is'

Welcome to this end unit townhouse in the welcoming community of Penhold! Offering a functional layout, plenty of natural light, and minimal carpet throughout, this home is a wonderful opportunity for first-time buyers or families. The main floor welcomes you with a convenient storage closet, a 4 piece bathroom, and a spacious front bedroom featuring a lovely window that fills the room with natural light. Continue through to the well appointed kitchen, complete with ample storage and newer appliances, which flows seamlessly into the dining and living areas. From the living space, step outside onto the back deck and enjoy the nice sized yard. Downstairs offers even more living space with two well appointed bedrooms, additional storage, a laundry room, and the furnace area. With a practical layout, great use of space, and minimal carpet, this home is ready to welcome its next owner. Located in Penhold with easy access to amenities, schools, parks, and major routes, this end unit townhouse offers comfort and functionality!