



GRASSROOTS
REALTY GROUP

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**611 Robinson Avenue
Penhold, Alberta**

MLS # A2344226



\$589,900

Division:	Palisades		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,106 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, H		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Conservation, Front Yard, Landscaped, Lawn, No Back Lane, No		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	HOT TUB (AS IS CONDITION)		

IMMEDIATE POSSESSION AVAILABLE! Welcome to this fabulous 2,106 sq. ft. two-storey home, perfectly positioned on a premium lot backing directly onto a tranquil pond with breathtaking panoramic country views. Offering 3 bedrooms, 2.5 bathrooms, and a triple attached garage, this home combines exceptional space, comfort, and an unbeatable setting. Step inside to a spacious front foyer with convenient access to the triple garage and a 2-piece powder room. The heart of the home is the beautifully designed kitchen featuring a large centre island, an oversized walk-in pantry, stainless steel appliances, and a generous dining area with garden doors leading to the sunny south-facing deck. The open-concept living room is filled with natural light, creating a warm and inviting space for everyday living and entertaining. Upstairs, you'll find a spacious primary retreat complete with a walk-through closet and a private 4-piece ensuite. Two additional bedrooms, upper-floor laundry, and a versatile bonus room provide endless possibilities for a family room, home office, fitness space, playroom, or hobby area. Outside, enjoy your own private backyard oasis with a hot tub, firepit, and uninterrupted views of the pond and surrounding countryside—the perfect place to relax or entertain year-round. The unfinished basement offers outstanding potential to customize the space to your needs, with room for two additional bedrooms, a bathroom, and a large family room. Homes with this combination of stunning views, premium location, and exceptional layout are a rare find. Don't miss your opportunity to make this incredible property your next home!