



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

22 Healey Street
Penhold, Alberta

MLS # A2346644



\$514,500

Division:	HawkrIDGE Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,253 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	TV Wall Mounts, Govee LED permanent lights		

Welcome to this spacious modified bi-level in the welcoming community of Penhold! Offering 1,252 sq. ft. above grade plus 783 sq. ft. of developed basement space, this 4-bedroom, 3-bathroom home features a unique multi-level layout, a large attached heated double garage, and plenty of room for the whole family. Central air conditioning was installed in 2026! The bright main living level features a welcoming living room with a striking floor-to-ceiling stone fireplace surround, a dining area with access to the large back deck, and a functional kitchen with ample cabinetry and a convenient pantry. The deck includes a unique rock wall feature, creating an ideal setting for entertaining. A bedroom and 4-piece bathroom complete this level. Located above the garage, the private primary retreat offers a spacious custom walk-in closet and a luxurious ensuite featuring a large tiled walk-in shower, soaker tub, and ample space to unwind. The fully developed basement provides even more room to spread out, featuring a spacious recreation room, two additional bedrooms, a 4-piece bathroom, and a generous utility/laundry room with abundant storage and space for a large upright freezer. Outside, enjoy the large backyard, offering plenty of room for a young family to play or the potential to add a second garage or shop, subject to applicable approvals. The expansive driveway provides parking for at least three small vehicles or two large trucks. Under the deck, you'll find convenient uninsulated storage space ideal for use as a garden shed. With a versatile layout, thoughtful features, and plenty of indoor and outdoor space, this home offers the perfect opportunity to enjoy comfortable family living in Penhold!