



GRASSROOTS
REALTY GROUP

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**107 Henderson Crescent
Penhold, Alberta**

MLS # A2349394



\$345,000

Division:	HawkrIDGE Estates		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,224 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Parking Pad, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: SHED

Fee simple ownership with NO condo fees! This fully finished 2014 two-storey townhouse offers 4 bedrooms, 2.5 bathrooms and an attached garage in the growing community of Penhold, just minutes from Red Deer with quick access to the QEII. The main floor welcomes you with a spacious entry, a comfortable living room and a large kitchen with dining area, where patio doors lead out to the deck for easy summer BBQs. Upstairs, the primary bedroom features a walk-in closet, joined by two more bedrooms and a 4-piece bathroom. The fully developed lower level adds a family room, a fourth bedroom, a second 4-piece bathroom and laundry, giving everyone room to spread out. Extras include central vacuum, rough-ins for in-floor heat, a 21' x 11' attached garage and a concrete driveway. Close to schools and playgrounds, this home is a great fit for first-time buyers, growing families and investors alike. Book your showing today!