



GRASSROOTS
REALTY GROUP

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**1004 Minto Street
Penhold, Alberta**

MLS # A2216884



\$353,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,425 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, TV Mount. Garage Door Opener & Controller

NO CONDO FEES! Welcome to this beautifully maintained 1,425 sq ft home in the heart of Penhold — just minutes from Red Deer. This bright and inviting 4-plex is designed for modern living, with an open-concept main floor that features large windows, durable laminate flooring, and a spacious living area filled with natural light. The well-appointed kitchen includes a central island and opens onto a private back deck through sliding patio doors — perfect for seamless indoor-outdoor living. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find three generous bedrooms, including a primary suite with a walk-in closet and a 4-piece ensuite. An additional full bathroom and an upper-floor laundry area add comfort and functionality. Enjoy the convenience of a single attached garage and a fully fenced backyard — ideal for relaxing or entertaining. Recent upgrades include refreshed lighting, a new microwave, and freshly painted deck and fencing. Located in a vibrant community, Penhold offers amenities such as a recreation center with a fitness area, lounge, library, skate park, and splash park — making it a fantastic place to call home. This pristine property is move-in ready and waiting for you!