



GRASSROOTS
REALTY GROUP

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**20 Larne Place
Penhold, Alberta**

MLS # A2230765



\$362,000

Division:	Park Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,062 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Shingle Siding, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Laminate Counters, No Smoking Home, Sump Pump(s)		

Inclusions: garage remotes and fire pit

PRE-INSPECTION HAS BEEN DONE!! Charming & Updated Family Home with 3+1 Bedrooms, RV Parking & Private Backyard. Welcome to this spacious and beautifully updated home offering 3 bedrooms plus a versatile den that can easily serve as a fourth bedroom. Ideal for families and hobbyists alike, this home boasts a generous living room with a cozy wood-burning fireplace, now enhanced with a stylish new tile surround. Entertain with ease thanks to a wet bar, oversized laundry room, and an abundance of storage space throughout. The functional layout continues with upper and lower decks overlooking a peaceful backyard lined with mature trees for ultimate privacy. Enjoy practical features like RV parking, a detached single garage, and a large shed for even more storage. The basement includes a dedicated workshop complete with a built-in workbench—perfect for DIY projects or crafts. Recent Upgrades Include: Newer windows throughout, Brand-new stove, Bosch dishwasher, and range hood, Stylish new tile flooring, New pressure-treated fence, All new light fixtures, ceiling fans, and LED pot lights, Updated bathrooms with new taps, New hot water tank and sump pump, Backup sump pump and a 1.5 cubic ft water softener with a 10” pre-filter. This well-cared-for home blends comfort, functionality, and thoughtful upgrades in a desirable setting. Don’t miss your chance to own this move-in-ready gem!