



**GRASSROOTS**  
REALTY GROUP

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**130 Henderson Crescent  
Penhold, Alberta**

**MLS # A2234059**



**\$305,000**

<b>Division:</b>	HawkrIDGE Estates		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	786 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, Side By Side, Stall, Unpaved		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan		

**Inclusions:** Back Yard Shed

Step into this bright and welcoming 3-bedroom, 2-bath townhouse, built in 2013 and nestled in one of Penhold's most desirable, family-friendly neighbourhoods. The open-concept main floor features a sunlit living and dining area that flows effortlessly into a functional kitchen—perfect for everyday living and entertaining. Downstairs, the fully finished basement adds versatile space ideal for a family room, home office, or play area. Enjoy outdoor living in the private, fenced backyard—great for summer BBQs or peaceful evenings. Additional highlights include 9 ft ceilings throughout, no condo fees, a brand new hot water tank, and a fantastic location close to schools, the multiplex, library, shopping, and scenic walking trails. Whether you're a first-time buyer or looking to downsize, this home offers comfort, space, and convenience all in one.