

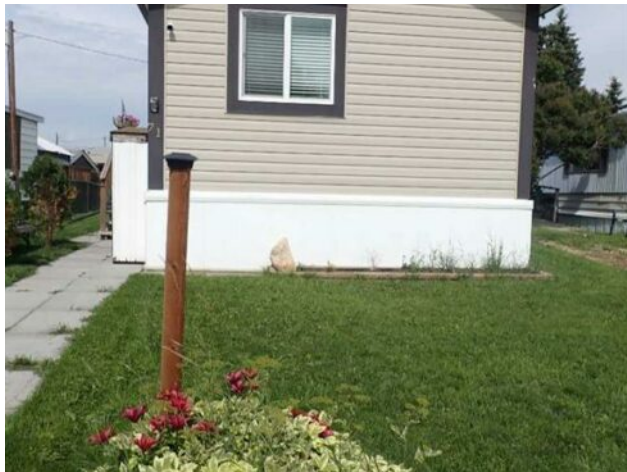


GRASSROOTS
REALTY GROUP

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**71, 4000 Minto ST
Penhold, Alberta**

MLS # A2243013



\$165,900

Division:	Penhold Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Outside, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	Cable
Features:	-		

Inclusions: Window coverings, Shed in back backyard

Step into this beautifully maintained 2017 modulare home, offering both comfort and functionality in a bright, open-concept layout. Ideally located in the heart of Penhold, AB, this single-level residence features 1216 Sq ft space with 3 bedrooms and 2 full bathrooms, making it perfect for families or anyone seeking the ease of one-floor living. The spacious primary bedroom is thoughtfully positioned at one end of the home for added privacy and includes a generous 4-piece ensuite. On the opposite end, you'll find two additional bedrooms accompanied by a full 4-piece bath—ideal for family members or guests. The main living area is bright and welcoming, with natural light streaming throughout. The kitchen is well-appointed with ample counter space, a convenient island with seating, a walk-in pantry, and a dedicated dining area perfect for entertaining. The yard is fenced and includes a shed for yard care and storage, while the large lot offers ample parking. Park fees are \$550.00 include water, sewer, and garbage services. This home is only 8 years old and has been meticulously maintained, offering peace of mind to its future owner. Located within walking distance to playgrounds, schools, residents will enjoy year-round recreational opportunities. Penhold is a thriving, family-friendly community with small-town charm, just minutes from the City of Red Deer or Gasoline Alley. Close by amenities, seniors drop-in center, located outside the main entrance. Penhold Multi-Plex Centre is located 600 M from the rear gate. Affordable, modern, and ideally situated—this home is a must-see!