



GRASSROOTS
REALTY GROUP

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**61 Mann Drive
Penhold, Alberta**

MLS # A2248337



\$424,900

Division:	Palisades		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,053 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, See Remarks		

Inclusions: Oven & Refrigerator in basement.

Well maintained and in a great location, this 3-bedroom, 3-bathroom bi-level offers open-concept living with vaulted ceilings and large windows for plenty of natural light. The spacious kitchen features ample counter space, abundant storage, and a breakfast bar, perfect for family meals or entertaining. The primary bedroom includes a private 3-piece ensuite with walk-in shower, plus a second bedroom and full bath on the main floor. The fully finished basement offers a large family room, third bedroom, full bathroom, and a convenient kitchenette – ideal for guests, roommates, or extended family. Enjoy central air conditioning, an attached garage, and a fully fenced backyard with deck overlooking green space – no rear neighbors! Walking distance to the elementary school and close to shopping, parks, and amenities in a growing community.