



GRASSROOTS
REALTY GROUP

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**1221 Lucina Street
Penhold, Alberta**

MLS # A2262948



\$179,900

Division:	HawkrIDGE Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	893 sq.ft.	Age:	1945 (80 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame, Wood Siding
Foundation:	Block
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: All appliances are AS IS. Fridge, stove, washer, dryer, (all as is) & window coverings.

A 2 bedroom home on a large lot! The front entryway greets you to the living room that features a vinyl window with view to the front yard. White melamine kitchen cabinets are complemented by full tile backsplash and an island. There are two bedrooms both with laminate flooring. The back entryway has a laundry area. The large yard has a wood deck and an oversized shed that could be used as a shop. Close proximity to amenities. New hot water tank just installed.