



GRASSROOTS
REALTY GROUP

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**34 Hutton Place
Penhold, Alberta**

MLS # A2273634



\$309,900

Division:	HawkrIDGE Estates		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	827 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: none

This beautifully maintained 3-bedroom, 2-bathroom townhome sits on a quiet close just steps from the Multi-Plex, schools, and a full range of shopping and services. With an easy 10-minute commute to Red Deer, the location is hard to beat. The main level offers a bright, open layout that seamlessly connects the kitchen, dining area, and living room. From the kitchen, a garden door leads to the east-facing covered deck, perfect for enjoying the morning sun. Below, you'll find an additional ground-level deck, a large storage shed, a fenced (white vinyl) backyard, and a double parking pad. The upper floor also features a comfortable bedroom and a 4-piece bathroom. Downstairs, the lower level presents a fantastic flex space. The expansive room with two walk-in closets could serve as a spacious primary bedroom, second living area, or multi-purpose room to suit your needs. This level also includes another bedroom, a second full 4-piece bathroom, convenient under-stair storage with shelving, and a stacked washer and dryer. Whether you're searching for a move-in-ready home or a hassle-free rental property, this one checks all the boxes.