



**13 Heritage Drive  
Penhold, Alberta**

**MLS # A2280093**



**\$489,900**

<b>Division:</b>	Hawkrigde Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,290 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	In Floor Roughed-In, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** Stove, fridge, bi dishwasher, microwave, washer/dryer, window coverings, garage opener 2 controls, garden shed, hottub(as is)gazebo

Unique floorplan with 3 bedrooms plus a den, 3 bathrooms and a walk out basement on a huge pie lot. Walk into an impressive front entry, with views to the basement making it instantly part of main living area. Upstairs to a bright open floorplan with tons of windows. Kitchen has extra cabinets for coffee bar area, corner pantry, and centre island. Dining room with doors to large south facing upper deck overlooking yard so you can watch the kids play. Sunny living room with vaulted ceilings. Good sized bedroom and 4pce bathroom. Upstairs is a private master bedroom with 3pce ensuite, walk in closet and lots of room for king sized bed. The downstairs has a wow family room, large bedroom, 4pc bath, storage/utility room with sink and a office/flex room that walks out to yard perfect for at home work, or home schooling. All this on a HUGE south facing pie lot backing onto walking path close to schools, parks & multiplex. Yard is fenced with large garden shed, firepit area, gazebo and hot tub(as is sellers haven't used in over a year). Shingles were replaced in 2024