



**22 Mcdougall Close  
Penhold, Alberta**

**MLS # A2290734**



**\$470,000**

<b>Division:</b>	Park Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,214 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Attached, Driveway, Garage Door Opener, Hea		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscap		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	36-36-28-W4
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Sump Pump, Garage Door Control & Remotes, Alarm System w/all components

What a Gem! Welcome to this fully developed 5 bedroom, 3 bathroom bi-level home located on a quiet close in the desirable community of Penhold. Built in 2007, this spacious and thoughtfully designed property offers an ideal combination of comfort, functionality and room for the entire family. The bright and open main floor features a welcoming layout with the kitchen, dining area and living room flowing seamlessly together, creating the perfect space for everyday living and entertaining. Large windows allow an abundance of natural light to fill the home, enhancing the warm and inviting atmosphere. The main level offers three generous bedrooms, including a comfortable primary suite complete with a walk-in closet and private 3-piece ensuite. Two additional bedrooms and another full bathroom complete the upper level, making it ideal for families with children or guests. The fully developed basement adds significant additional living space and features a large family room perfect for movie nights, entertaining, or relaxing. A pool table is included, making this a fantastic recreation space for family and friends. The lower level also includes two large additional bedrooms, a spacious 4-piece bathroom and convenient rough-in plumbing for a future wet bar. Comfort is enhanced with fully operational in-floor heating, making the basement warm and cozy throughout the year. This home has been carefully maintained and includes many excellent upgrades and features such as central air conditioning, a built-in surge protector, high-efficiency hot water tank, central vacuum system with attachments, and a built-in air purification system. Step outside to enjoy the composite 13 x 13 deck overlooking the large, fully fenced and beautifully landscaped backyard. RV Gate with RV parking and concrete block pad in front of the gate. The yard faces sunny west, allowing you to enjoy warm

afternoon and evening sunshine - perfect for relaxing, gardening, or hosting summer barbecues. Parking and storage are excellent with a 21' x 25' attached garage that is fully insulated, drywalled and painted, providing a clean and functional space for vehicles, projects or additional storage. Appliances included with the home are stove, refrigerator, dishwasher and microwave, making this property move-in ready. Located in a quiet family-friendly close in Penhold, this home offers the perfect balance of peaceful living while still being only minutes from Red Deer and close to schools, parks and amenities. If you are looking for an exceptional, well maintained home with plenty of space for a growing family, this property is a must see. The Town of Penhold is a vibrant and growing community located just 10 minutes south of Red Deer, offering the perfect blend of small-town charm and modern convenience and still very close to City of Red Deer . The town features beautiful parks, great schools, and the popular Penhold Recreation Centre, where residents enjoy skating, sports and community events year-round.