



**10 Hawthorne Way
Penhold, Alberta**

MLS # A2292117



\$424,900

Division:	Hawkridge Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,126 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air

Floors: Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1B

Utilities: -

Inclusions: Murphy Bed

Located in the welcoming and growing community of Penhold, this well-cared-for bi-level offers a comfortable layout and thoughtful updates throughout. From the moment you arrive, the covered front porch creates a warm first impression and a perfect spot to enjoy your morning coffee. Step inside to an inviting main floor where vaulted ceilings add a bright, airy feel to the living space and help open up the entire layout. The kitchen features a functional design with a dining area and a convenient pantry, making everyday living and entertaining easy. Tucked toward the back of the home for added privacy, the primary bedroom offers a quiet retreat and includes a spacious ensuite. A second bedroom and full bathroom complete the main level. The basement has been recently developed, creating a substantial amount of additional living space. Large windows bring in plenty of natural light to the expansive recreation room, while an additional bedroom, large office, and bathroom add flexibility for guests, hobbies, or working from home. The office space could easily serve a variety of purposes depending on your needs. Outside, the fully fenced backyard provides plenty of room for kids and pets to play, while the rear deck is a peaceful place to relax and enjoy the fresh air. The double detached garage offers excellent storage and protection from Alberta winters. Situated in a quiet area yet still within walking distance to local shops and amenities, this home offers a wonderful balance of small-town charm and everyday convenience.