

\$344,900 - 226 Halifax Close, Penhold

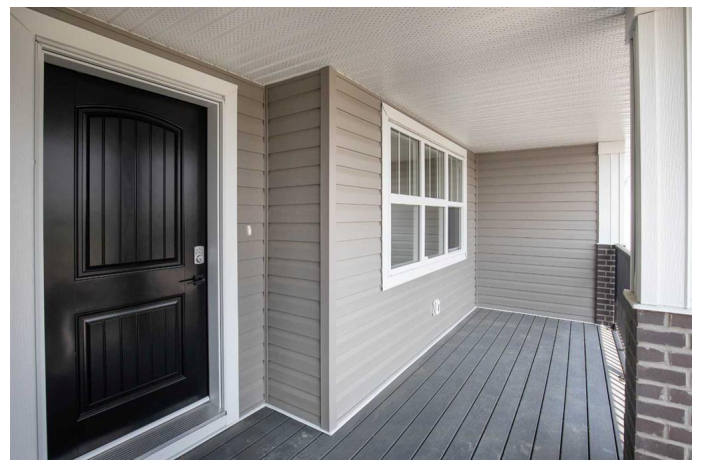
MLS® #A2176939

\$344,900

3 Bedroom, 3.00 Bathroom, 1,418 sqft
Residential on 0.05 Acres

Oxford Landing, Penhold, Alberta

This to be constructed Larkaun Homes townhouse could be your next home! You will appreciate the upgrades throughout this 3 bedroom, 2 1/2 bathroom two storey. The curb appeal is accented by the covered front veranda. The entryway greets you to the living room that is flooded with natural light through the large front window. Ceiling height, kitchen cabinets are accented by crown moldings, full tile decorative backsplash, a large island eating bar with pendant lighting above, quartz countertops & a corner pantry. There is an oversized window overlooking the backyard from the dining room. The large back entryway is very functional with space to hang your coats & store your footwear. Follow the wrought iron railings upstairs to the 3 bedrooms. The king sized primary bedroom has a walk in closet and a 4 pce ensuite. The other 2 bedrooms share a 4 pce bath. There is an upper floor laundry room for your convenience. Don't worry about the extra cost for landscaping, these townhouses come complete with sod & fence so that you can just move in and start enjoying your new home! The undeveloped basement has roughed-in plumbing for a future bathroom, a high efficient furnace & an electric hot water tank. A new home buyer program with the Town of Penhold is in effect which means individuals purchasing a newly constructed home (never been lived in home) in Penhold can apply for the program and it is a municipal tax reduction of 50% the first year, and 25% the second year they own



the home. Taxes have not been assessed yet.

Built in 2024

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2176939 |
| Price | \$344,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,418 |
| Acres | 0.05 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 226 Halifax Close |
| Subdivision | Oxford Landing |
| City | Penhold |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T0M 1R0 |

Amenities

| | |
|----------------|---------------------------------------|
| Parking Spaces | 2 |
| Parking | Alley Access, Off Street, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Breakfast Bar, High Ceilings, Vinyl Windows, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Refrigerator, Range Hood, Stove(s) |
| Heating | Forced Air, High Efficiency, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Lane |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | November 1st, 2024 |
| Days on Market | 133 |
| Zoning | R3 |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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