

# \$344,900 - 226 Halifax Close, Penhold

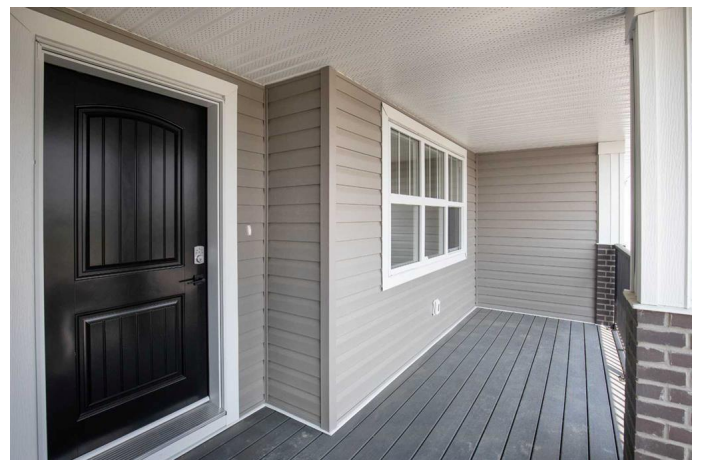
MLS® #A2176939

**\$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, Kitchen Island, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s)
Heating	High Efficiency, Forced Air, 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	152
Zoning	R3

## Listing Details

Listing Office	Century 21 Maximum
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