

**130 Henderson Crescent
Penhold, Alberta**

MLS # A2234059



\$303,500

Division:	HawkrIDGE Estates		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	786 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street, Side By Side, Stall, Unpaved		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

Inclusions: Back Yard Shed

Step into this bright and welcoming 3-bedroom, 2-bath townhouse, built in 2013 and nestled in one of Penhold's most desirable, family-friendly neighbourhoods. The open-concept main floor features a sunlit living and dining area that flows effortlessly into a functional kitchen—perfect for everyday living and entertaining. Downstairs, the fully finished basement adds versatile space ideal for a family room, home office, or play area. Enjoy outdoor living in the private, fenced backyard—great for summer BBQs or peaceful evenings. Additional highlights include 9 ft ceilings throughout, no condo fees, a brand new hot water tank, and a fantastic location close to schools, the multiplex, library, shopping, and scenic walking trails. Whether you're a first-time buyer or looking to downsize, this home offers comfort, space, and convenience all in one.