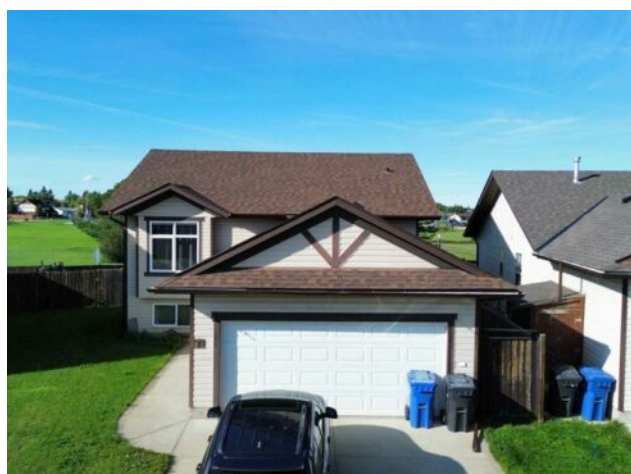


61 Mann Drive  
Penhold, Alberta

MLS # A2248337



**\$439,900**

<b>Division:</b>	Palisades		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,053 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, See Remarks		

**Inclusions:** Oven & Refrigerator in basement.

Well maintained and in a great location, this 3-bedroom, 3-bathroom bi-level offers open-concept living with vaulted ceilings and large windows for plenty of natural light. The spacious kitchen features ample counter space, abundant storage, and a breakfast bar, perfect for family meals or entertaining. The primary bedroom includes a private 3-piece ensuite with walk-in shower, plus a second bedroom and full bath on the main floor. The fully finished basement offers a large family room, third bedroom, full bathroom, and a convenient kitchenette &ndash; ideal for guests, roommates, or extended family. Enjoy central air conditioning, an attached garage, and a fully fenced backyard with deck overlooking green space &ndash; no rear neighbors! Walking distance to the elementary school and close to shopping, parks, and amenities in a growing community.