

\$319,900 - 212 Halifax Close, Penhold

MLS® #A2064663

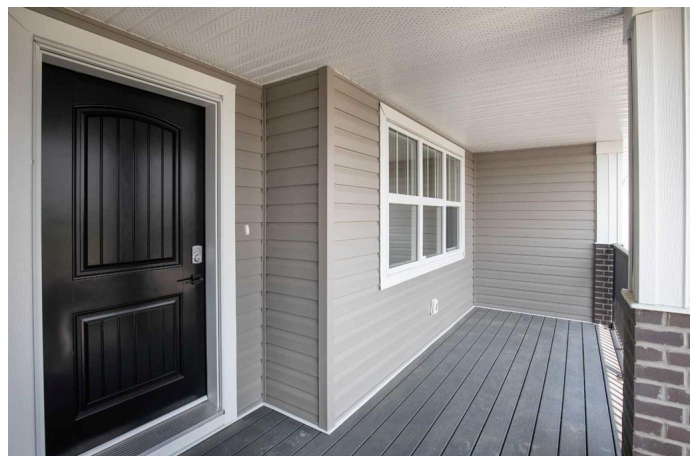
\$319,900

3 Bedroom, 2.00 Bathroom, 1,295 sqft

Residential on 0.05 Acres

Oxford Landing, Penhold, Alberta

This brand new Larkaun Homes townhouse could be your next home! You will appreciate the upgrades throughout this 3 bedroom, 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 mouldings, 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. 4 pce bath has an extended vanity with drawers for storage & a separate water closet. 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 rough 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.
New RPR provided. Buyer Legal fees included
(when you use Larkaun's lawyer).

Built in 2022

Essential Information

MLS® #	A2064663
Price	\$319,900
Sold Price	\$316,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,295
Acres	0.05
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	212 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, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2023
Date Sold	December 8th, 2023
Days on Market	150
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Maximum
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