

\$294,900 - 44 Hutton Place, Penhold

MLS® #A2144931

\$294,900

3 Bedroom, 2.00 Bathroom, 765 sqft

Residential on 0.06 Acres

HawkrIDGE Estates, Penhold, Alberta

Turn key property! This 3 bedroom 2 bathroom townhome located on a key hole close makes a fabulous revenue property. With 1468 sq. ft. of fully developed space there is room for everyone. Currently rents for \$1895 PLUS utilities-lease expires August 31, 2025. With walking distance to the high school, Multi-plex and shopping/service amenities, and only 7 minute drive from Red Deer-this location is hard to beat! The main floor has an open living room/kitchen/dining room concept with east facing rear deck overlooking private yard that is enclosed in white vinyl. The balance of the main floor consists of a 4 piece bathroom and a bedroom. The lower level has an additional 2 bedrooms including a huge primary bedroom, a laundry room complete with washer/dryer, a 4 piece bathroom. These homes have been renting exceptionally well with room for rent increases. MLS A2144277 AND MLS A2144912 ARE ALSO FOR SALE IF BUYER WISHES MORE THAN ONE. Balance of new home warranty to be transferred to new buyer.

Built in 2015

Essential Information

MLS® #	A2144931
Price	\$294,900
Sold Price	\$280,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	765
Acres	0.06
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Sold

Community Information

Address	44 Hutton Place
Subdivision	Hawkridge Estates
City	Penhold
County	Red Deer County
Province	Alberta
Postal Code	T0M 1R0

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2024
Date Sold	July 20th, 2024
Days on Market	24
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office RCR - Royal Carpet Realty Ltd.

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