

# **\$569,900 - 136 Hollman Close, Penhold**

MLS® #A2213637

**\$569,900**

4 Bedroom, 3.00 Bathroom, 1,161 sqft

Residential on 0.14 Acres

Hawkridge Estates, Penhold, Alberta

IMMEDIATE POSSESSION & in a great neighborhood! This brand new FULLY FINISHED modified bi-level built by Asset Builders Corp. is located in the established Hawkridge subdivision, a 2 min walk to the Rec Centre & only a short walk to groceries, restaurants & fuel, close to Highway 2 or 2A for those who commute! 4 bedroom, 3 bath home is the perfect size home for your family with TRIPLE attached garage & back yard w/back lane for any RV's, boats or space for Fido! Step up on the 5'x6' verandah into this spacious entryway that you will appreciate. Up to the main level which features natural light streaming through many triple paned windows throughout the home. Kitchen features quartz countertops & 4 upgraded appliances. The open floor plan, done with easy to maintain upgraded vinyl planking on this level is great for entertaining & families with the nice flow between the great room w/pretty electric fireplace & dining & kitchen. Plus a full bath & bedroom on this main level, perfect for a home office. Upstairs is the nice sized primary bedroom with a full ensuite & walk in closet with window for extra light. Downstairs is super bright & has 2 good sized bedrooms, family room area & another full bath. Underfloor heat roughed in. Back deck is 16'x10' w/metal railing. GST is included with any rebate to builder. Triple garage is insulated & drywalled & ready for all your belongings. Top soil to grade included.



Built in 2025

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2213637          |
| Price          | \$569,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,161             |
| Acres          | 0.14              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 136 Hollman Close |
| Subdivision | Hawkridge Estates |
| City        | Penhold           |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T0M 1R0           |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 6   |
| Parking        | Concrete Driveway, Garage Door Opener, Triple Garage Attached |
| # of Garages   | 3   |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Vinyl Windows, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Refrigerator, Dishwasher, Microwave Hood Fan, Stove(s)  |
| Heating           | Fireplace(s), High Efficiency, In Floor Roughed-In  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Great Room  |
| Has Basement      | Yes   |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard                          |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Concrete, Wood Frame    |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 110              |
| Zoning         | r1               |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | RCR - Royal Carpet Realty Ltd. |
|----------------|--------------------------------|

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