

# \$499,900 - 256 Augustus Way, Penhold

MLS® #A2263509

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,707 sqft

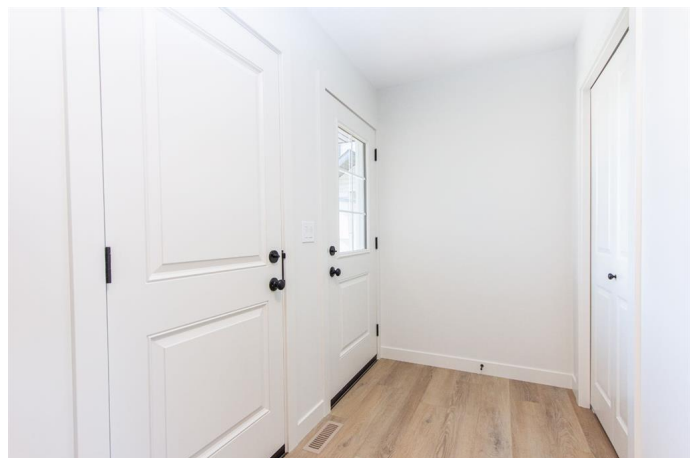
Residential on 0.12 Acres

Palisades, Penhold, Alberta

Brand new 2 storey in the sought after subdivision of the Palisades in Penhold, with playgrounds, schools, and beautiful walking paths just steps away! This stylish Paxton two storey floor plan offers a wide open living space, large windows, 2nd floor laundry, and a large bonus room! The main floor features vinyl plank flooring throughout, and a beautiful modern kitchen with quartz counter tops, stainless steel appliances, a large island with eating bar, and a large walk in pantry. The adjacent dining area offers access to the back deck through large sliding patio doors. Head upstairs to find two nicely sized kids/spare rooms that share a large 4 pce bath, and a large master bedroom with its own private 4 pce ensuite and huge walk in closet. The laundry room is large and bright, and the spacious bonus room gives you additional living space to enjoy. If you need more space, the builder can complete the basement development to their spec plan or your own custom design! Allowances for blinds and a washer & dryer can also be included at an extra cost to make this a fully move in ready home. GST is already included in the purchase price. Live worry free thanks to a full 1 year builder warranty and a 10 year Alberta New Home Warranty. Taxes have yet to be assessed. Immediate possession is available!

Built in 2025

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2263509    |
| Price          | \$499,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,707       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 256 Augustus Way |
| Subdivision | Palisades        |
| City        | Penhold          |
| County      | Red Deer County  |
| Province    | Alberta          |
| Postal Code | T0M 1R0          |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 4                                                     |
| Parking        | Concrete Driveway, Double Garage Attached, Off Street |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s)                                                                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                                                                   |
| Cooling           | None                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                                          |

### Exterior

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

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 6                 |
| Zoning         | R1-A              |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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