



**GRASSROOTS**  
REALTY GROUP

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**4805 56 Street  
Grimshaw, Alberta**

**MLS # A2213969**



**\$265,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,193 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** none

OWNER ANXIOUS TO SELL - This You've Got To See!!! Awesome 4 bedroom 2 bath Bungalow in the west side of Grimshaw close to Hospital. This home offers Hardwood flooring updated siding and windows new shingles installed in 2022. and a new hot water heater put in this year, all on a pie shaped lot. Home is on the edge of town with no one behind you. This well maintained Home has been very well cared for and it is time for new owners to love this home as it has been. Owners would like a fast possession. Here is a great opportunity AS THE SELLER IS VERY MOTIVATED call Today! Quick Possession!