



**GRASSROOTS**  
REALTY GROUP

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**5008 50 Ave  
Grimshaw, Alberta**

**MLS # A2215729**



**\$194,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This property perfectly located right close to downtown is perfect walking distance to any amenity one would need. This home boasts 1118 sqft of spacious living space. Main floor you walk into a spacious living room with sightlines to your separate dining room. A spacious kitchen with lots of counter and cupboard space, 3 big bedrooms and a full bath to round out upstairs. Downstairs you will find a huge living room, laundry room with lots of storage, a 3 piece bathroom and a additional bedroom. Outside you will find off-street parking along with a fully fenced backyard , gardens and a 8x13 sunroom! Don't miss out on this amazing property and call today.