



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**4820 49 Avenue
Grimshaw, Alberta**

MLS # A2225154



\$189,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, P		

Heating: Forced Air, Natural Gas

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-2

Utilities: -

Inclusions: 2 sheds

Right sized and right priced! This great family friendly bungalow is just what you are looking for. Move right in and enjoy a well maintained home with a great yard that is private and even has a garden space. The main floor offers 3 bedrooms and one full bathroom. Light and bright, the kitchen and dining room are conveniently connected to make meals a breeze. The large living room is flooded with great natural light and it makes the perfect space for friends and family to gather or to sit back and relax. The basement is partially finished and provides a fourth bedroom, laundry/utility room, large storage room and huge family room space. There is back alley access and a place to park plus two sheds for storage. The treed lot offers you shade and privacy and the fenced yard makes this a great space for pets and kids alike. Within walking distance to schools and the pool and the multiplex, you won't find a better location! Don't wait to book your private showing or you may miss out on all this great home has to offer!