4507 48 Avenue
Grimshaw, Alberta

MLS # A2232358

$319,900

Division:	NONE
Type:	Residential/House
Style:	Bi-Level
Size:	871 sq.ft.
Age:	1982 (43 yrs old)
Beds:	3
Baths:	1
Garage:	Double Garage Detached, Gravel Driveway, Heated Garage
Lot Size:	0.16 Acre
Lot Feat:	Back Yard, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Private

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Crown Molding, Kitchen Island, Laminate Counters		

Inclusions: shed, garage door opener with one remote, island in kitchen, existing window coverings, fire pit

Tucked away on a quiet street in Grimshaw, this beautifully maintained home offers the perfect balance of comfort, privacy, and functionality. Situated on a generous lot with no neighbors behind, you'll enjoy peaceful surroundings and room to breathe, ideal for families, hobbyists, or anyone seeking a little extra space. This home features three spacious bedrooms and one fully updated bathroom, making it an excellent choice for first-time buyers, smaller familiar or anyone downsizing. Step inside to discover a host of modern updates, including a renovated kitchen, newer flooring upstairs, and brand-new carpet downstairs, and central air, creating a fresh and inviting feel throughout the home. Additional upgrades include newer siding, shingles, windows, and more, demonstrating pride of ownership and ensuring years of worry free living. Outside, the fully fenced yard offers both privacy and security, while the double detached garage and additional oversized storage shed provide ample space for vehicles, tools, and recreational gear. If you're looking for a move in ready home on a large lot with modern updates and room to grow, this is the one you've been waiting for. Don't miss your chance to make it yours!