



GRASSROOTS
REALTY GROUP

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**4713 50 Ave
Grimshaw, Alberta**

MLS # A2233961



\$240,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,235 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.34 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Front Yard, Landscaped, Lawn		

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

Inclusions: N/A

This home has never been sold before, Original owner ! This home is a 1235 sqft bungalow sitting on two lots! Inside you will come in the front door and find a spacious sunken living room with a woodburning fireplace and lots of natural light coming in the front window. Seamless sightlines into the dining room that is connected to the kitchen that is great for entertaining. Also upstairs you have 3 bedrooms and a full bathroom and main floor laundry. Downstairs you have a large rec room/ living room, 1 more additional bedrooms, a office/ computer room and another bathroom! Also downstairs you have a large storage. Outside you have a deck off the back of the house that overlooks the backyard and garden area with well established raspberry's and saskatoons. A 22x26 double car garage with back alley access and a wood shed. This property has tons of space with the additional lot next door waiting for you to create your backyard oasis. Don't miss out today and call for a viewing!