



GRASSROOTS
REALTY GROUP

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

**4406 56 Street
Grimshaw, Alberta**

MLS # A2234110



\$345,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,374 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Pie Shaped Lot		

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

Inclusions: N/a

Welcome to your next home! This spacious 4-bedroom, 2.5-bath gem offers 1,373 sq ft of stylish, functional living space. Highlights Include: Newly renovated kitchen featuring a large center island, perfect for family gatherings and entertaining. Updated bathrooms with modern finishes and fresh, clean design. Durable new shingles for peace of mind and curb appeal. Oversized 26' x 28' garage—ideal for vehicles, storage, or a workshop. Large 28' x 14' back deck. Whether you're a growing family, investor, or someone who loves updated spaces, this move-in-ready home checks all the boxes. With four full bedrooms, there's room for everyone—and everything! Don't miss your chance to own this beautifully upgraded home. Contact us today to schedule your private showing!