



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!