



GRASSROOTS
REALTY GROUP

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4317 54 Street
Grimshaw, Alberta

MLS # A2235059



\$219,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	936 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Located on the west side of Grimshaw, this charming 3-bedroom, 1-bathroom home is full of potential and ready for new owners. Built in 1979 and offering 928 sq.ft. of comfortable living space on the main level, it also features a finished basement with a family room, bonus room and utility/laundry room that expands your living and storage options. The fenced backyard Has a garden area and some fruit trees, great for kids and pets, and the 24' x 16' heated garage Offers room for a vehicle as well as storage. This home would be ideal for a smaller family, first-time buyers, or savvy investors looking to add to their portfolio. Situated on a mature lot in a family neighborhood, it provides easy access to schools, parks, and other local amenities.