



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**4317 54 Street  
Grimshaw, Alberta**

**MLS # A2235059**



**\$219,000**

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

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R2
<b>Utilities:</b>	-

**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.