



GRASSROOTS
REALTY GROUP

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**4815 54 Avenue
Grimshaw, Alberta**

MLS # A2237725



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	938 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Re		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, Laminate Counters, Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2
Utilities:	-

Inclusions: All existing window coverings, box of living room flooring, box of flooring for the 2 upstairs bedrooms, crown moulding for the kitchen cupboards, shed

Move-In Ready Bi-Level with 4 Bedrooms, Heated Garage & Great Outdoor Space! Welcome to this clean, tidy, and well-maintained bi-level home that's ready for you to move right in! With 4 bedrooms, 2 bathrooms, and a spacious layout, this home offers both functionality and comfort for families of all sizes. Upstairs, you'll find a light-filled living room with beautiful hardwood floors. Around the corner is the bright and cheerful eat-in kitchen. With plenty of cabinetry and storage space, meal prep and entertaining are a breeze. This level also includes two generously sized bedrooms and a full 4-piece bathroom. The lower level offers even more space, with two additional bedrooms and a 3/4 bathroom that conveniently includes the laundry area. A large family room with a cozy gas stove makes this a perfect space for relaxing or hosting movie nights. An attached and heated 22x24 garage adds convenience and ample storage, while the fully fenced and landscaped yard is ideal for kids, pets, and outdoor enjoyment. Enjoy summer evenings on the large back deck, and take advantage of the big storage shed and back alley access for added functionality. This move-in ready home checks all the boxes—don't miss your chance to call it yours!