



GRASSROOTS
REALTY GROUP

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4420 49 Avenue
Grimshaw, Alberta

MLS # A2238344



\$330,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,029 sq.ft.	Age:	1978 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Wired for Sound

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: N/A

This 1978 bungalow in Grimshaw is almost ready for a new family. Measuring 1029 square feet, this four bedroom two bath home has been completely renovated from top to bottom. Upgrades include new shingles, siding, windows, kitchen, appliances, bathrooms, plumbing, wiring, and a high efficiency furnace along with a hot water on demand unit. Outside the yard has a new fence and while the garage has new roofing shingles the rest is ready for your personal touch leaving you just one project to take on. Don't miss this opportunity to own a move in Ready Home that feels brand new.