



**GRASSROOTS**  
REALTY GROUP

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**4811 53 Avenue  
Grimshaw, Alberta**

**MLS # A2240424**



**\$220,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	863 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Concrete Driveway, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Level, Rectangular Lot		

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

**Inclusions:** N/A

Affordable & Updated Starter Home on Grimshaw's East Side This charming 846 sq. ft. home, built in 1961 and located on Grimshaw's east side, is ready for its next chapter. The main floor features an eat-in kitchen that flows into a cozy living room, two bedrooms, and a fully updated four-piece bathroom (2022). Downstairs, you'll find a spacious family room, a third bedroom, laundry area, and a large storage room—offering plenty of space and flexibility. Outside, enjoy the partially fenced backyard with a covered deck, perfect for relaxing or entertaining, plus a handy storage sheds for all your extras. Several key upgrades over the years add to the value and peace of mind, including a new roof in 2024 and a rebuilt furnace in 2023. Whether you're a first-time buyer, downsizing, or investing, this home is worth a look. Book your showing today!