



GRASSROOTS
REALTY GROUP

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**4909 48 Ave
Grimshaw, Alberta**

MLS # A2245674



\$297,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,105 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Not Specified
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Gazebo, Shed

This beautiful 4 bed 2 bath home is located on a lot and a half just blocks away from downtown shopping, groceries and the multiplex, outdoor pool, multiple schools just mere steps away from the house. This home boasts 1105 square feet with a single attached garage and a fully finished basement. Inside your home you will find a beautiful open concept kitchen and dinning room with ample space for the cook in the family. Large windows in the spacious living room letting in tons of natural light. Down the hall you have 3 bedrooms and a renovated 4 piece bathroom. Downstair you have a large living room / rec room with an additional large bedroom, office or den, tons of storage and your laundry room. Outside in your fully fenced private backyard oasis you will find a fire pit area with a gazebo, waterfall feature, shed, large garden and tons back alley parking perfect for multiple vehicles and a RV! Don't miss out and call today for a viewing