



GRASSROOTS
REALTY GROUP

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**4715 52 Avenue
Grimshaw, Alberta**

MLS # A2247524



\$210,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	832 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Front Drive, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

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

Inclusions: N/A

Built in 1967 and located on Grimshaw's desirable West Side, this 832 sq. ft. home offers 4 bedrooms and 2 bathrooms and is ready for new owners. With an eat-in kitchen, two bedrooms, along with a four-piece bath, and living room located on the main floor, and 2 more bedrooms, a family room, a utility/laundry, and a 2-piece bath in the basement. The home is currently undergoing updates including, new kitchen appliances, fresh paint, new flooring throughout, updated vanities, kitchen countertops, and sinks. Outside, you'll find a single-car garage and a fully fenced backyard — perfect for kids or pets. Call or text today to arrange a viewing and see the potential for yourself!