



**GRASSROOTS**  
REALTY GROUP

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**4717 53 Avenue  
Grimshaw, Alberta**

**MLS # A2248876**



**\$152,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Asphalt, Double Garage Detached, Driveway, Heated Gar		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R
<b>Utilities:</b>	-

**Inclusions:** NA

Great value for this property which has an abundance of room and space at just under 1200 sq ft - a large front covered porch and a covered veranda on the back. This home has 4 bedrooms, 2 bathrooms and with the extra size you get larger rooms - all the bedrooms are large as well as the living room, kitchen and dining area. The lower level has 1 bedroom and 1 bathroom with a large laundry/mechanical area and an even larger rec room. The double car garage is 24 X 26 with radiant tube heating, large electrical panel and asphalt driveway. You will need to do some TLC but with all this offers and if you do the upgrades yourself you are sure to increase your equity in no time. The sign is up!! Call today!!