



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**5511 50**  
**Grimshaw, Alberta**

**MLS # A2258535**



**\$325,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,268 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	Residential 1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Soaking Tub		

**Inclusions:** Existing furnishings can be negotiated.

Looking for a home that ticks all the boxes? This one's a winner! You will enjoy the benefits of a prime location near the Health Complex. Inside, you'll find a spacious 3-bedroom family home with a bright and airy open concept living area, thanks to the large windows flooding the place with natural light. Need more space? The fully finished basement has you covered! Parking is a breeze with an attached garage, a front parking pad, and a double detached garage. And for the green thumbs out there, get ready to fall in love with the large, developed garden! And a handy shed for all your garden tools storage needs. Seriously, what's not to love? Come check it out!