



GRASSROOTS
REALTY GROUP

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**5422 47 Avenue
Grimshaw, Alberta**

MLS # A2259160



\$220,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,100 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: shed

Welcome to this well-kept 1979 bilevel home in Grimshaw, offering a practical layout and plenty of potential for your family. With 3 bedrooms and 1.5 bathrooms, this home provides the space and comfort you need, paired with a warm and inviting atmosphere. The main floor features a bright living area, a functional kitchen with room for family meals, and a dining space that opens nicely for everyday living or entertaining. Downstairs, you'll find additional living space perfect for a rec room, home office, or play area, giving flexibility for your lifestyle. The home provides ample storage for any sized family. Situated on a good-sized lot, the property provides both yard space and parking, making it convenient and versatile. The fully fenced yard provides privacy and has space for all your needs. This bilevel is an ideal opportunity to settle into a great community at an affordable price point. Whether you're a first-time buyer, growing family, or looking to downsize, this home has the foundation and charm to make it your own.