



GRASSROOTS
REALTY GROUP

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**4601 50 Avenue
Grimshaw, Alberta**

MLS # A2265855



\$250,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,376 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: shed, gazeebp, chest freezer

Don't miss this one! Sitting on a large corner lot, this 1376 square foot home has all the space you need - inside AND out. This home features 5 bedrooms and 2 baths. The addition provides you with a large family room area with lots of windows to allow all the natural light as well as a gas fireplace place to sit beside on those cozy evenings, As a bonus to this space, there is a living room that boast a wood stove, giving you the best of both worlds. The basement is partially finished, providing 2 bedrooms ready to be used but then a rec room space that is ready for you to finish and add your personal touch. Outside is a fenced corner lot. The yard has a gazebo, a garden area, flower beds and more. Lastly, the garage! Detached with a separate drive from the parking area, 2 doors, 24x22 and heated. This home has so much to offer - you need to find the time to take a look at this one before it's gone.