



GRASSROOTS
REALTY GROUP

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**5208 55 Avenue
Grimshaw, Alberta**

MLS # A2276118



\$130,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,009 sq.ft.	Age:	1948 (78 yrs old)
Beds:	2	Baths:	1
Garage:	Carport, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential
Foundation:	Block	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Storage		

Inclusions: N/A

Cute, cozy, and wonderfully functional, this charming bungalow is the perfect place to call home. Featuring an efficient layout that's easy to get around, this property offers comfortable main-floor living complete with convenient main floor laundry. Inside you'll find two bedrooms, one bathroom, and a spacious living and dining area that provides plenty of room to relax or entertain. Recent updates add peace of mind and a fresh feel, including a newer furnace and hot water tank, fresh paint, and some new flooring. Outside, the property is equally practical with a detached garage and a covered carport, offering ample parking and storage year-round. A great location within walking distance to downtown Grimshaw and shopping makes it easy to get around if you simply want to leave the car at home. Whether you're a first-time buyer, looking to downsize, or searching for a low-maintenance investment, this inviting bungalow is a great option and well worth a closer look.