



**5208 55 Avenue
Grimshaw, Alberta**

MLS # A2298290



\$110,000

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 full of functionality, this charming bungalow is ready to welcome you home. Thoughtfully designed with an efficient, easy-flow layout, it offers the convenience of comfortable main-floor living—complete with main floor laundry for added ease. Inside, you’ll find two bedrooms, a bright and tidy bathroom, and a spacious living and dining area that provides plenty of room to relax or entertain. Recent updates bring both style and peace of mind, including a newer furnace and hot water tank, fresh paint, and updated flooring in select areas. Step outside and you’ll appreciate the practical features this property has to offer, including a detached garage and covered carport—perfect for year-round parking and extra storage. Ideally located within walking distance to downtown Grimshaw and local shopping, you can enjoy the convenience of leaving the car at home. Whether you’re stepping into homeownership, downsizing, or adding to your investment portfolio, this inviting bungalow is a smart and appealing choice that’s well worth a closer look.