



**GRASSROOTS**  
REALTY GROUP

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4909 51 Street  
Grimshaw, Alberta

MLS # GP214657



**\$179,900**

<b>Division:</b>	Grimshaw		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1965 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R/NR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Phone
<b>Features:</b>	-		

**Inclusions:** Fridge, Stove, Washer, Dryer, Chest freezer

Check out this well looked after home located on a large lot close to amenities and just off the highway in Grimshaw. This home is currently being used as an on site 24 hr office for the motel located next door (Currently listed for sale GP214656) and could be a great opportunity for someone looking to own their own business. This home currently offers 2 beds up plus an office. A large living room with lots of windows and a centrally located kitchen and dining room. The basement is partially developed with a large bedroom and a generous sized family area. This home can be purchased by itself or with the Motel next door. Call and book your showing today!