



**4812 48 Avenue
Grimshaw, Alberta**

MLS # A2057035



\$199,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1962 (62 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Storage		

Inclusions: Shed

Right from the moment you walk in, you will be impressed with the care and detail of this charming home not far from the school, multiplex and pool in Grimshaw! This immaculate bungalow has been lovingly maintained and it shows. The main floor provides you with 3 bedrooms and a full bathrooms plus the main living areas which feature a large kitchen with island and plenty of storage plus garden doors taking you the back covered deck. There is also a good sized living room with large picture window and adjacent dining room. The basement is also finished and gives you lots of storage, the utility/laundry room and a big family room area. The yard is beautiful and fully fenced. Nice and private with mature trees, there are lots of flowers and perennials for you to enjoy plus there is the previously mentioned covered deck which covers the back of the house and is a great place to sit and enjoy meals with friends and family while staying out of the heat of the day or a gentle rain! The 22x24 detached garage is heated and is a great place to store you vehicles or to tinker plus there is an RV parking pad off the back alley which is a great option to have! This home is move-in ready and waiting for its new owners to make it their own. Don't miss this opportunity to own a beautiful and functional home in a desirable location!