



**4413 53 Street  
Grimshaw, Alberta**

**MLS # A2062159**



**\$140,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House                                       |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 936 sq.ft.  | <b>Age:</b>   | 1979 (45 yrs old) |
| <b>Beds:</b>     | 6   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street  |               |                   |
| <b>Lot Size:</b> | 0.22 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Lawn, Landscaped, Rectangular Lot |               |                   |

|                    |                                 |                   |  |
|--------------------|---------------------------------|-------------------|--|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | Public   |
| <b>Floors:</b>     | Carpet, Linoleum                | <b>Sewer:</b>     | Public Sewer                                     |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stucco, Wood Frame, Wood Siding | <b>Zoning:</b>    | R2   |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | Natural Gas Connected, Phone Connected, Sewer Co |
| <b>Features:</b>   | Ceiling Fan(s)                  |                   |  |

**Inclusions:** Sheds

On Grimshaw's Southwest side, this 1979 bungalow is ready for new owners. With 936 sq. ft., this home has an eat-in kitchen that leads into the living room, then 3 bedrooms, and a full bathroom on the main level. In the basement, there are two more bedrooms, a family room, and a utility/laundry room. The backyard is fenced and deep, with space for a garage off the back alley. New roofing shingles were installed in 2020, and there are some newer windows &hellip; bring your home reno skills and build some equity into this solid home. Text or call for an appointment to view.