



**GRASSROOTS**  
REALTY GROUP

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**5310 47 Avenue  
Grimshaw, Alberta**

**MLS # A2099685**



**\$177,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,118 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped		

<b>Heating:</b>	Forced Air, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, See Remarks	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Electrolux vacuum, couch, desk, chair and toolbox in basement

This home is in a family friendly neighborhood situated close to a playground as well as the school and rec facilities. The 3 bedroom, 1.5 bath home is ready for someone to come in and put in the work and make it their own. The bedrooms are roomy and the kitchen/dining and living areas also provide ample space. The basement is undeveloped and the possibilities are endless depending on your wants and needs for this space. Outside you have a double detached garage that has power and heat. Accessible off the rear alley it is a great space to work on vehicles or other projects. The back yard is completely fenced with lots of trees - providing you both security and privacy. The roof was replaced in 2019, there is a back up generator as well as a secondary heat source in the house. If you're ready to take a home and make it yours don't let this one pass you by.