



**GRASSROOTS**  
REALTY GROUP

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**5409 47 Avenue  
Grimshaw, Alberta**

**MLS # A2108178**



**\$289,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,344 sq.ft.	<b>Age:</b>	1983 (41 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage		

**Inclusions:** NA

Now on the market is a 1344 sq ft 5 bedroom 2 bathroom home and listed at a fantastic introductory price. With a home of this size all the rooms are generous proportions and offer all that a starting or established family would need. Large kitchen and dining area opens into the living room on the main floor - the lower level supplies 2 bedrooms, a 3 piece bathroom and a large recreational area New patio doors off the dining area to the new deck - great area for relaxing or BBQ'ing and allows you to look out to the park directly behind. The have been some modest updates over the years with some flooring, PVC windows, outside doors, deck, a new hot water tank and just this year 2024 new shingles. The finished basement area is the perfect area for the kids to take over and with a large bedroom and new bathroom - you may never see them again. The yard is fenced with back alley access to the large cold storage garage., a shed and small greenhouse - the garage isnt finished but great to keep the rain and snow off your vehicle. The sign is up!! Call today!!