



**4705 54 Avenue  
Grimshaw, Alberta**

**MLS # A2108673**



**\$100,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	739 sq.ft.	<b>Age:</b>	1954 (70 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R2
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Wood Windows		

**Inclusions:** The furniture can be included with the sale

Affordable and quaint house with a small footprint in Grimshaw! Wooden kitchen is in great condition, newer laminate in the living room and bedroom. The spacious yard has a raspberry patch and is fully fenced. The heated insulated 16'x32' shop with windows will be a happy place for a crafter in the family. The crawl space hosts a brand new hot water tank and a new furnace is ready for a hookup. The shingles were done in 2016.