



**4705 54 Avenue
Grimshaw, Alberta**

MLS # A2108673



\$100,000

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

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

Inclusions: The furniture can be included with the sale

Affordable and quaint house with a smaller 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.