



GRASSROOTS
REALTY GROUP

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4910 53 Street
Grimshaw, Alberta

MLS # A2111044



\$259,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,022 sq.ft.	Age:	1965 (59 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Garden, Landscaped		

Heating:	Central, High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage, Sump Pump(s)		

Inclusions: Counter top mini dishwasher including stand, Hot tub, Swim pool

This winning combination is definitely worth a look, The outside story gives you one of the larger lots in town (+10,000 SQ FT). There is specified space for RV parking. There is plenty of room for the 16x4 swimming pool (included in sale) and a lovely tiered deck with collapsible hot tub (included in sale). This huge back yard is truly designed for "livin-the-dream", whether that includes a fenced in garden area or a dog run or a gorgeous back deck just waiting for the spring sun to arrive. The inside story provides great space for an empty nester. First time buyers will have a hay day making this home their own... not too big and not too small with all the expensive renovations completed and very few upgrades needed. The basement includes space for any family with kids. Including two extra bedrooms and a 3 pc bathroom. All the expensive renovations have been completed, such as new shingles (2023), high efficiency furnace (2013), brand new e-argon picture window (2023) in the living room and newer windows throughout (2013). The 28x24 detached garage/shop includes work benches and plenty of cabinets for storage. The garage is insulated and propane heated, plus a new garage door has been installed. You can't help but appreciate the newly poured 3 inches of asphalt driveway on both front and back driveways (\$12,000 of work went into this project). Add a few more little perks, such as fiber optics, air conditioning, chain linked fence with RV gate and a gazebo. Don't just drive by...come take a look...it's a winner!