



**4709 44 Avenue  
Grimshaw, Alberta**

**MLS # A2111327**



**\$119,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, No Neighbours Behind, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

If you have a creative eye and like to put your vision to reality, then this may be the perfect project for you. Transform this house into a great space and something you have always dreamed of! The basics are here and this home is a good start with generous sized bedrooms up and down, plenty of main living areas, two bathrooms and a large, fenced yard with oversized shed/workshop. This property also backs onto the field offering you no neighbors behind and the privacy that affords plus great views out over those open fields. Plus this roomy bi-level is located in a very quiet end of town on a dead-end street making the location ideal! It all starts right here!