



**4814 48 Avenue
Grimshaw, Alberta**

MLS # A2129784



\$128,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	894 sq.ft.	Age:	1963 (61 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, Gravel Driveway, Parking Pad, RV Access/F		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Interior Lot, Landscaped, Rectangu		

Heating:	Forced Air, Natural Gas, Pellet Stove	Water:	Public
Floors:	Laminate, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential 2 District (R
Foundation:	Combination	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: Exterior storage: 12'x16' Storage shed with meat cooler and 6' lean-too, 4'8"x7'7" garden shed.

Wow! The owners of this home have done so many improvements and upgrades! So many things have already been done for you. Starting on the outside the exterior was resurfaced approximately five years prior, and only two years ago the shingles were replaced. On the inside the previous attached garage has been converted into a new open living room with side laundry and front entrance. A pellet stove was also added three years ago with a beautifully finished mantle. The electrical panel was upgraded to 100 amps, and the Town brought in a new water line to the home two years ago. There is nothing left to do but enjoy this three-bedroom and two-bathroom home. The bathrooms include a 4-piece main bathroom and a 2-piece ensuite located within the primary bedroom. The primary bedroom also features an office nook so you can get some work done. The kitchen is very wide and open with a central dining area; there is lots of room for everyone. And when supper is over you can all move to the backyard and have a relax, enjoying the fire pit and fenced yard. The shed in the backyard is wired and includes a built-in meat cooler with hanging rack. If you have a camper, it will easily fit in the backyard parking stall which is accessible from the back alley. Everything is done for you and the price is right. Grimshaw is a vibrant community with a beautiful school, recreation centre and so much to offer. All that you have to do now is come and take a look for yourself.