



**4811 50 Avenue
Grimshaw, Alberta**

MLS # A2131274



\$189,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,073 sq.ft.	Age:	1955 (69 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Street Lighting		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), French Door, Pantry, Sauna, Storage, Sump Pump(s)		

Inclusions: Greenhouse, Garden shed

Solid older home presenting some 1950s charm; arched doorways, hardwood floors in living room & hallway. The bright kitchen has new appliances, plus a spacious & quaint pantry. Two bedrooms have been configured into one, making space for a huge primary bedroom, featuring a lovely french-door entry and a SPA. The bathrooms have seen some upgrades as well. In the basement you will find a new furnace, two more bedrooms, a partially finished bathroom and plenty of storage. This property offers wonderful curb appeal, with newer siding, soffit/facia/eavestrough, life-time metal roof and single car garage with cement driveway. In the large backyard you will find a huge space with a garden spot, greenhouse and private sitting area. This is a perfect starter home or downsizer. It may be exactly what you have been looking for!