



4, 4904` 54 Avenue
Grimshaw, Alberta

MLS # A2145664



\$180,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Duplex | | |
| Style: | Bungalow, Side by Side | | |
| Size: | 843 sq.ft. | Age: | 2008 (16 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Alley Access, Gravel Driveway, Off Street, Single Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Lawn, Landscaped, Rectangular Lot | | |

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|--------------------|---|-------------------|----|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home | | |

Inclusions: M/A

Ready to downsize? Then perhaps this 843 sq.ft. 2008 duplex with a garage is what you're looking for. Located just two blocks off Grimshaw's main street, you will find this lovely well maintained single-level home. As you enter, you will find an open kitchen, dining room, and living room. Toward the rear is a full bathroom, laundry area near the second entrance, the master bedroom, and an office with a door leading into the single-car garage at the rear of the home. With back alley access, this home has small front, rear and side yards so there is not too much grass to mow … text or call to arrange a viewing.