



**GRASSROOTS**  
REALTY GROUP

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**4817 48 Avenue  
Grimshaw, Alberta**

**MLS # A2146909**



**\$198,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	996 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Cleared, Few Trees, Lawn		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Composite Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** none

Location! Location! Location! This 4 bedroom home is located close to schools and multiplex in Grimshaw. This home has had many upgrades including main bath, furnace, hot water heater and paint inside, Move in ready. Outside you will find a large deck as well as a garage with a workshop.. If you have been waiting for a nice clean home here it is. Call today to view your home.