



**4811 45 Street
Grimshaw, Alberta**

MLS # A2146988



\$230,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 3 Level Split | | |
| Size: | 1,396 sq.ft. | Age: | 1978 (46 yrs old) |
| Beds: | 4 | Baths: | 2 full / 2 half |
| Garage: | Heated Garage, Single Garage Attached | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Garden, Landscaped | | |

| | | | |
|--------------------|----------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Other, Wood Frame | Zoning: | R 2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Storage | | |

Inclusions: N/A

Everything you are looking for in a great family home is right here! A large house on a large fenced lot with an oversized single attached garage and plenty of parking in the front and even in the back with alley access. This classic home has been well maintained and offers 3 bedrooms and 1.5 bathrooms upstairs, a large living room, dining room and huge kitchen on the main level and another bedroom, 3/4 bathroom and family room on the lower level. There is another handy half bathroom just off the garage making it easy to clean up after working in the yard and garage without bringing the mess into the house. This home also offers up plenty of storage. The backyard is private and fenced and has a nice West facing deck to allow you to enjoy a sunny evening relaxing outside. Plenty of paved parking allows you space to park a boat, RV or utility trailer. Book your private viewing today to check this one out!