



**4811 45 Street
Grimshaw, Alberta**

MLS # A2146988



\$219,900

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!