



**4814 56 Street
Grimshaw, Alberta**

MLS # A2147334



\$257,500

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,238 sq.ft.	Age:	1981 (43 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, See Remarks, Wet Bar		

Inclusions: fridge in laundry area, hot tub (not in working order, to be sold as is, where is)

Great family home with a highly functional layout! This nicely set up home offers 3 bedrooms up and 2 bedrooms plus an office space on the lower level! There are 3 full bathrooms (one being an ensuite) and 2 large living spaces. On the lower level the level you will find a comfortable space to gather complete with a wood stove and wet bar. The bi level design of the home allows for large basement windows allowing abundant natural light in on both levels of the home. Upstairs the kitchen is nicely set up and is complete with an island and connected dining area. Many features have been added to the homes exterior including a covered back deck, fenced yard, and bonfire area. There is also an oversized double detached heated garage with alley access. Floor plans are available in the photos section and 360 virtual tours are available in the media section. This home is worth a closer look!