



GRASSROOTS
REALTY GROUP

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4607 52St
Grimshaw, Alberta

MLS # A2147591



\$299,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,286 sq.ft.	Age:	1989 (35 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard		

Heating:	Boiler, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Pool table, Piano, shed

This beautiful home nestled in a quiet cul de sac in Grimshaw is the perfect family home. This spacious bi-level home boasts 1286 sqft with a family friendly layout and fully finished basement. Coming into your home you have a spacious front entrance for all the family. Headed upstairs you will find a large living room with large windows letting in tons of natural light. Headed into the kitchen you have tons of cabinets and counter space in your large kitchen and dining room. Just off the dining room you have access onto your back deck and laundry room! Also upstairs you have 3 good sized bedrooms and a 4 piece bathroom. Downstairs you will find a massive rec room/ living room area perfect for all the kids and family. As well downstairs you have 2 large bedrooms, a cold room, lots of storage and a 4 piece bathroom. Topping the property off you have a large backyard on your pie shaped lot and a double attached garage! Don't miss out on this perfect property and call today!