



**4912 49 Avenue  
Grimshaw, Alberta**

**MLS # A2150882**



**\$99,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,018 sq.ft.	<b>Age:</b>	1950 (74 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Phone
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Calling all investors or first-time home buyers, this 1018 sq.ft. home built in 1950 is ready for new owners. All on one level the side entrance has the washer & dryer in it, then the eat-in kitchen, full bathroom, living room and 3 bedrooms. The unfinished basement/crawl space has enough room for the furnace and hot water tank. The home is conveniently situated near the downtown of Grimshaw, and close to the new schools, and multiplex. With your renovation skills this old timer home could be your next home or rental property. Text or call to arrange a viewing.