



**4912 49 Avenue
Grimshaw, Alberta**

MLS # A2150882



\$99,000

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

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