



**4709 44 Avenue
Grimshaw, Alberta**

MLS # A2164044



\$114,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,092 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Gravel Driveway, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, No Neighbours Behind, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

If you have a creative eye and like to put your vision to reality, then this may be the perfect project for you. Transform this house into a great space and something you have always dreamed of! The basics are here and this home is a good start with generous sized bedrooms up and down, plenty of main living areas, two bathrooms and a large, fenced yard with oversized shed/workshop. This property also backs onto the field offering you no neighbors behind and the privacy that affords plus great views out over those open fields. Plus this roomy bi-level is located in a very quiet end of town on a dead-end street making the location ideal! It all starts right here!