



**4801 49 Ave  
Grimshaw, Alberta**

**MLS # A2167163**



**\$189,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,609 sq.ft.	<b>Age:</b>	1950 (74 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** shed, mounted television in living room

Welcome home! This beautifully maintained 4-bedroom, 2-bathroom bungalow offers over 1,600 square feet of comfortable living space, perfect for families and entertaining alike. As you approach this corner lot property, you'll be greeted by a large front yard featuring raised garden beds, fruit-bearing trees, and vibrant perennials. Step inside to discover a spacious living room, complete with a mounted TV and a cozy gas fireplace, ideal for relaxing evenings. The heart of the home is the large, newly renovated kitchen, which boasts ample counter space, seamlessly flowing into the dining area that features a charming built-in China cabinet. The master bedroom is generously sized and includes a newly built ensuite bathroom equipped with his and hers sinks. Three additional bedrooms offer plenty of space for family, guests, or a home office. Convenience is key with a nicely sized laundry room featuring hot water on demand, and a large boot room with extra storage that leads to the fenced backyard—perfect for outdoor gatherings and play. The property also includes a 1.5 car detached garage with power and heat, ensuring year-round functionality. Additionally, a large storage area built off the garage with a separate door provides even more space for your belongings. Don't miss the opportunity to make this charming bungalow your new home! Schedule a viewing today and experience all that this property has to offer.