



**4912 52 Street  
Grimshaw, Alberta**

**MLS # A2170412**



**\$130,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	1965 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This 4-bedroom home in Grimshaw is ready for a new family or investors. Step into this cozy 864 sq. ft. home, built in 1965, and full of potential! Featuring 3 bedrooms on the main floor, along with a full bathroom, this home is perfect for families or those looking for a comfortable living space. The basement offers additional living space with a partially finished area, including a convenient three-quarter bath—ideal for future renovations or added storage. Located on the west side of Grimshaw, this property is just waiting for your personal updates. Whether you’re a first-time homebuyer or an investor, this could be the one. Text or call to arrange an appointment to view it.