



GRASSROOTS
REALTY GROUP

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**4805 48 Avenue
Grimshaw, Alberta**

MLS # A2170757



\$175,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,040 sq.ft.	Age:	1967 (57 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This perfect home is ready for you! This 4 bed 2 bath home is nestled on 1064 sqft is well maintained. Coming in the side entrance you have you mudroom then right up your steps to your spacious kitchen and dining room area. Around the corner you will find a spacious living room with large windows letting in lot of natural light. Down the hall you will have 3 bedrooms with one of the bedrooms set up for upstairs laundry. Finishing off upstairs you have a 4 piece bathroom! Downstairs is partially finished with a big bedroom, large rec room and a half bathroom! Outside you will find a large backyard perfect for the kids, a good sized deck off the back and off street parking. Don't miss out on this perfect home and call today!