



**4706 55 Street
Grimshaw, Alberta**

MLS # A2175702



\$235,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,083 sq.ft.	Age:	1980 (44 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Garden, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	See Remarks		

Inclusions: N/A

This great 1083 sq.ft. bi-level home located on Grimshaw's west side is ready for a new family. On the main level you will find a living room that flows into the dining room with upper deck access, a kitchen, then 2 bedrooms and a full bathroom. In the basement there are 3 more bedrooms, a family room, a laundry/utility room and a 3/4 bathroom. In the back yard there is a 24' x 24' detached garage with a long concrete driveway from the street out front allowing for extra parking. There is a garden area behind the garage and a large ground level deck attached to the house. Built in 1980 the home has had some updates over the years including windows & doors, HE furnace and roofing shingles in 2021, so just move right in and enjoy. Text or call for an appointment to view.