



**4429 54 Street
Grimshaw, Alberta**

MLS # A2184379



\$317,900

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,692 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Irregular Lot, Street Lighting, Pie Sh		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Open Floorplan, Storage		

Inclusions: NA

Not many properties will appeal to the home buyer as much as this one will!! Almost 1700 sq ft of main floor and upper area space that contains 4 bedrooms, 3 bathrooms, 2 living room/rec rooms, main floor laundry fence yard, direct access to a park/playground and a double car heated garage garage. Also additional living space of about 300 sq ft on the lower level that offers another recreation area and a large room that can have multiple uses plus a 500+ sq ft storage area that contains the mechanical and electrical components Immediate access into the home from the garage with ample space in the landing area plus a 3 piece bathroom right there to wash up without going through the entire house. The living room is directly off the dining room and features a wood burning fireplace. The custom oak kitchen has plenty of cupboards, and a breakfast/office nook with access to the second living room area that has patio door access on to the back deck and yard. The master bedroom offers a large closet and through access to the 3 piece en suite The chain link fence wraps the property and contains the backyard which has apple trees, garden spot and shed with power. There is a large gate to the backyard off the alley and a gravel spot for your camper or boat offering security and peace of mind - the backyard also offers direct access to the public playground directly adjacent Some of the recent updates include shingles, , furnace, some PVC windows, composite decking, some bathroom fixtures, electrical, water lines, shower in master bedroom and HWT tank. The sign is up!!! Call today!!!