



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**4429 54 Street  
Grimshaw, Alberta**

**MLS # A2184379**



**\$317,900**

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

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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. 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!!!