



**4702 47 Avenue  
Grimshaw, Alberta**

**MLS # A2194949**



**\$219,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,040 sq.ft.  | <b>Age:</b>   | 1973 (52 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Detached  |               |                   |
| <b>Lot Size:</b> | 0.15 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level |               |                   |

|                    |                         |                   |     |
|--------------------|-------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | 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              | <b>Zoning:</b>    | R-2 |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks, Storage    |                   |     |

**Inclusions:** Downstairs: Fridge, stove, washer, dryer

Check out this well maintained bungalow on a corner lot on the East side of Grimshaw. This light and bright home features 3 bedrooms and a full bathroom upstairs plus another bedroom and bathroom on the lower level. Down here you will also find an additional kitchen set-up which would be ideal for those that cook a lot and need the extra space. Or use it in a manner that better suits your needs but either way, you are sure to appreciate the convenience of an extra kitchen. The house offers a connecting carport area leading you to the single vehicle detached garage. Great spaces for storage and to keep your vehicles out of the elements. The large yard has alley access and some fencing but the space is there to use for kids, pets, gardens or however you enjoy the outdoors. Call today to schedule a viewing and see it all for yourself! \*Additional photos coming as the tenant is in the process of moving out and photos will be taken after they vacate\*