



**4717 53 Avenue
Grimshaw, Alberta**

MLS # A2197102



\$170,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,152 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Asphalt, Double Garage Detached, Driveway, Heated Gar		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

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

Inclusions: NA

Great value for this property which has an abundance of room and space at just under 1200 sq ft - a large front covered porch and a covered veranda on the back. This home has 4 bedrooms, 2 bathrooms and with the extra size you get larger rooms - all the bedrooms are large as well as the living room, kitchen and dining area. The lower level has 1 bedroom and 1 bathroom with a large laundry/mechanical area and an even larger rec room. The double car garage is 24 X 26 with radiant tube heating, large electrical panel and asphalt driveway. You will need to do some TLC but with all this offers and if you do the upgrades yourself you are sure to increase your equity in no time. The sign is up!! Call today!!