



GRASSROOTS
REALTY GROUP

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**4511 47A Street
Grimshaw, Alberta**

MLS # A2200197



\$220,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,065 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Door Opener, Garage Faces Front, Gravel Driveway, Off Street		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped, Lawn, Level, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, Vinyl Windows		

Inclusions: N/A

A great family home in a great neighborhood … That's what comes to mind when looking at this property. Built in 1969, this 1065 sq.ft. home has had some upgrades over the years including new roofing shingles and windows. On the main level you will find a good-sized kitchen, and a dining area that flows into the living room. Down the hall there are 3 bedrooms and a full bath with a jetted tub. In the basement there is a large laundry/storage area, an L-shaped family room, a bonus room and another bathroom. Outside the pie-shaped lot allows for a very large, fenced backyard complete with a shed, a woodshed, an older greenhouse, there's even a sandbox for the little ones! The 28' x 28.5' detached garage is heated and the door measures 8' high by 14' wide to accommodate larger vehicles and still have room for handy-person projects. Text or call to arrange a viewing.