



GRASSROOTS
REALTY GROUP

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4610 47 St
Grimshaw, Alberta

MLS # A2210093



\$330,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,066 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Shed/ playhouse

This beautiful well taken care of home located on the edge of Grimshaw on a corner lot. This 3 bedroom 2 bathroom home is beautiful both inside and out. When you walk in your front door you will notice all new flooring throughout the main floor with a open concept floor plan. Upstairs you have 2 bedrooms and a large bathroom with jetted tub. The kitchen has all new black stainless steel appliances and all new windows and doors throughout. Downstairs you will find a living room/ rec room with gas fireplace, a additional bedroom and 3 piece bathroom, as well as a large laundry room with tons of storage. Outside you will see a double attached garage with in floor heat as well as the front walk way has in floor heat, no more worrying about a icy walk way in the winter. In the fully fenced backyard you have a 2 tier deck spanning the length of the house perfect for entertaining and watching the kids play. With AC and new shingles this house is move in ready so call today for a viewing!