



780-832-0996  
derek.estabrook@outlook.com

4805 56 Street  
Grimshaw, Alberta

MLS # A2213969



\$285,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,193 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: none

This You've Got To See!!! Awesome 4 bedroom 2 bath Bungalow in the west side of Grimshaw close to Hospital. This home offers Hardwood flooring updated siding and windows new shingles installed in 2022. and a new hot water heater put in this year, all on a pie shaped lot. Home is on the edge of town with no one behind you. This well maintained Home has been very well cared for and it is time for new owners to love this home as it has been. Owners would like a fast possession. Here is a great opportunity AS THE SELLER IS VERY MOTIVATED call Today!