



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

4318 49 Avenue
Grimshaw, Alberta

MLS # A2304555



\$300,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	942 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Pie Shaped Lot		

Heating: Forced Air

Water: -

Floors: Carpet

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Unknown

Zoning: R-2

Foundation: Wood

Utilities: -

Features: See Remarks

Inclusions: appliances

Welcome to this charming and spacious bi-level home, ideally located directly across from a park—offering beautiful views, abundant natural light, and a bright, open atmosphere throughout. The main level features an inviting layout with airy living spaces, perfect for both entertaining and everyday living. At the heart of the home is a well-appointed kitchen with ample cabinetry and counter space, now complemented by new appliances for added style and convenience. Just off the living area, you’ll find a screened-in three-season room—an ideal spot to relax and enjoy your surroundings any time of day. The home offers spacious, well-lit bedrooms designed for comfort and functionality. The fully developed lower level adds incredible versatility, featuring a second kitchen, additional living space, two bedrooms, a full bathroom, and plenty of storage—perfect for extended family or guests. This home also benefits from new shingles, providing added value and peace of mind for years to come. A standout feature is the oversized garage, complete with an attached workshop and cold room for garden storage—a rare and valuable addition for hobbyists or those needing extra space. Outside, the yard is beautifully maintained with established landscaping, garden boxes, and a greenhouse—perfect for anyone who enjoys outdoor living. The prime location directly across from the park provides easy access to green space, playgrounds, and recreation right at your doorstep. This home offers the perfect combination of comfort, functionality, and location. Don’t miss your opportunity—book your showing today!