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4804 47 Avenue
Grimshaw, Alberta

MLS # A2315007



\$265,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,052 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Gravel Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R

Foundation: Poured Concrete

Utilities: -

Features: Open Floorplan, Pantry

Inclusions: NA

Great opportunity to own a well-maintained home with upgraded kitchen in the welcoming community of Grimshaw! This 1,052 square-foot home offers 3 bedrooms and 2 bathrooms, making it an excellent option for first-time buyers, families, or anyone looking to downsize at a fantastic price. The property features a detached 24 x 24 double car garage, a fenced yard completed approximately five years ago, and an improved gravel driveway for added convenience. Outside, you'll also enjoy some fruit trees that add charm and character to the yard plus a veranda covered deck and large rear yard. Inside, many upgrades have already been completed, including a kitchen and flooring, shingles were replaced approximately 5-6 years ago, and a hot water tank updated only a few years ago. This home shows pride of ownership and offers excellent value with plenty of important improvements already taken care of. Affordable, functional, and move-in ready — this is a great option at a fantastic price!