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4705 53 Avenue
Grimshaw, Alberta

MLS # A2321471



\$195,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	877 sq.ft.	Age:	1954 (72 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Charming Grimshaw Gem! Located on a quiet street on the east side. This cute as a button, move in ready home is perfect for first-time buyers or those wanting to downsize. Featuring all one-level living with 2 bedrooms and 1-bathroom, main floor laundry and a spacious back porch. Newer appliances, recent flooring in dining and living rooms. A 95% efficiency furnace was installed in 2015. Both the furnace and water heater are in the unfinished basement area. With parking in both front and back, a fenced backyard, and an older, wired 16x16 shed, this home is a true find. Don't miss out—call today.