



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

4330 49 Avenue  
Grimshaw, Alberta

MLS # A2321924



**\$288,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,188 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Double Garage Detached, Driveway, Gravel Driveway, Off		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, See Remarks		

**Inclusions:** Garage; Misc. Organizers; Work Bench

Versatile Family Home with Heated Shop and Income Potential! Offering privacy, functionality, and an excellent location across from a park and open fields, this property provides a rare sense of space with no front neighbours. A standout feature is the oversized 30 x 26 detached heated shop, complete with a 16 x 10 overhead door, 12-foot ceilings, 220-amp hookup, workbench, floor drain, heat, and storage mezzanine. Rear alley access, a rolling gate, and additional parking for quads, bikes, and more add to the flexibility of this expansive lot. The two-tiered deck with privacy walls creates an inviting space to relax or entertain while overlooking the fenced, landscaped backyard. Just inside, the spacious rear entry offers excellent room for outdoor gear or pets and includes conveniently located main floor laundry. Designed for everyday living, the main floor features a functional kitchen with a gas range, generous counter space, and ample storage, along with two bedrooms, a full bath, and a spacious living room with front deck access facing the open fields. The primary bedroom includes his-and-her closets for added practicality. Downstairs, the partially finished basement includes two bedrooms, a 3/4 bath, and additional laundry, offering flexibility for family living, guests, or future development. With the appropriate approvals, this lower level may also provide suite potential to help offset expenses. Additional features include a tankless water heater for on-demand hot water, an older furnace, and 125-amp electrical service. Recent updates include a refreshed main bath (new tub surround/flooring/taps/toilet) in 2025; new kitchen sink 2025; triple-pane egress windows; professionally excavated and rebuilt west exterior basement wall with an added pony wall, several loads of dirt and gravel added to create a solid base for extra protection for the

home and parking area in 2024; and a new west-facing living room window 2024. Altogether, this 4-bedroom, 2-bathroom home delivers space, privacy, and versatility in a desirable setting. Contact your REALTOR® to arrange a private viewing.