



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

4610 52 Avenue
Grimshaw, Alberta

MLS # A2327861



\$180,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1964 (62 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage, Vinyl Windows		

Inclusions: Shed, all existing window coverings

Looking for an affordable place to call home? This charming bungalow in Grimshaw could be exactly what you've been searching for! Offering 960 sq. ft. of comfortable living space with a partially finished basement, this home checks all the boxes for first-time buyers, growing families, or anyone looking for a property with room to make it their own. The main floor features three bedrooms, a full bathroom, and bright, functional living spaces that provide everything you need for everyday life. Downstairs you'll find two additional bedrooms, another bathroom, and extra space that's ready to be finished to suit your family's needs, whether that's a recreation room, home office, or hobby space. Pride of ownership is evident throughout. The home has been well cared for over the years, providing a solid foundation while leaving plenty of opportunity to update and personalize the finishes to match your own style and vision. Whether you prefer modern or classic design, this is a home where you can truly build equity while creating a space that's uniquely yours. Outside, you'll love the large yard complete with mature trees, established landscaping, and beautiful garden beds that create a peaceful setting to relax or entertain. Located directly across from an open green space, you'll enjoy an added sense of privacy and openness with plenty of room for kids to play or simply take in the view. Affordable, well maintained, and full of potential, this is a fantastic opportunity to get into the housing market in a quiet, family-friendly neighborhood. With five bedrooms, two bathrooms, a spacious yard, and endless possibilities to make it your own, this home is ready to welcome its next chapter.