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4702 48 Avenue  
Grimshaw, Alberta

MLS # A2329319



\$222,000

|           |                       |        |                   |
|-----------|-----------------------|--------|-------------------|
| Division: | NONE                  |        |                   |
| Type:     | Residential/House     |        |                   |
| Style:    | 3 Level Split         |        |                   |
| Size:     | 936 sq.ft.            | Age:   | 1963 (63 yrs old) |
| Beds:     | 3                     | Baths: | 1                 |
| Garage:   | Parking Pad           |        |                   |
| Lot Size: | 0.17 Acre             |        |                   |
| Lot Feat: | Back Yard, Corner Lot |        |                   |

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

Inclusions: None

Cute as a button &mdash; you must check out this newly listed home! This split-level gem offers comfortable living with kitchen, dining, and living rooms all on the main floor. Upstairs, you'll find a spacious bathroom and two inviting bedrooms. The master is especially roomy and welcoming. The partially finished basement provides excellent potential for a third bedroom, plus space for a family room, storage, laundry, and the furnace. Outside is where the magic truly happens! Situated on a corner lot, this completely fenced yard features a private deck perfect for your morning coffee, raised planters, and plenty of room to create whatever outdoor space you imagine. With a new roof, new gutters, and fresh paint, this home has clearly been loved. Whether you're downsizing or just starting out, you must check this one out!