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4417 52A Street  
Grimshaw, Alberta

MLS # A2211781



**\$395,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,452 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped		

**Heating:** Forced Air, Natural Gas

**Water:** Public

**Floors:** Carpet, Laminate, Tile

**Sewer:** Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Stucco, Vinyl Siding

**Zoning:** R2

**Foundation:** Poured Concrete

**Utilities:** Electricity, Natural Gas

**Features:** Breakfast Bar, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Vinyl Windows

**Inclusions:** N/A

Beautiful, classic two-storey home with lots of extras. The home offers 1452 sq. ft., a covered veranda in the front, a concrete driveway with a sidewalk, double heated attached garage, inviting floorplan, gorgeous living room with very high ceilings, gas fireplace, lots of big windows that make it sunny and bright, gourmet kitchen and dining, granite countertop with tile backsplash, wall high cabinets, half bathroom on the main floor, upstairs provides you with 3 good sized bedrooms, 2 bathrooms, primary bedroom ensuite with a corner jet tub, separate shower and double sink vanities and conveniently setup laundry, develop the basement to suit your needs. Great location on the West Side of Grimshaw. If you are looking for a huge yard, the lot next door is for sale as well. Priced to SELL so call for your appointment to view.