



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

4618 54 Ave  
Grimshaw, Alberta

MLS # A2212251



\$275,000

|             |                                 |            |     |
|-------------|---------------------------------|------------|-----|
| Heating:    | Forced Air                      | Water:     | -   |
| Floors:     | Hardwood, Linoleum, Tile, Vinyl | Sewer:     | -   |
| Roof:       | Asphalt Shingle                 | Condo Fee: | -   |
| Basement:   | Full, Partially Finished        | LLD:       | -   |
| Exterior:   | Wood Frame                      | Zoning:    | R-2 |
| Foundation: | Poured Concrete                 | Utilities: | -   |
| Features:   | See Remarks                     |            |     |
| Inclusions: | N/A                             |            |     |

This beautifully updated 1074 sq. ft. four-level split home offers 4 bedrooms and 2 bathrooms with modern comfort and style. Walking in the home you will notice hardwood throughout the main floor and second level. Key renovations completed in 2016 a fully renovated kitchen with new stainless steel appliances and a beautiful bathroom with marble tile shower and contemporary finishes. New tinted windows throughout enhance both the home's energy efficiency and curb appeal, while new doors, siding, decks and walkways, soffits, eavestrough and shingles complete the exterior updates. Enjoy your beautiful fully fenced backyard on your large deck the added convenience of a double detached garage, offering plenty of space for parking or storage. With its ideal layout and thoughtful upgrades, this home is move-in ready and perfect for families looking for a blend of style and functionality. Don't miss out on this property and call today for a viewing!