

11, 4801 50 Street
Grimshaw, Alberta

MLS # A2094116



\$345,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,240 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 125
Basement:	Crawl Space, Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

If single level, 50 plus, low maintenance side by side duplex living is in your future, you'll want to see this one. Conveniently located near Grimshaw's downtown, built in 2014 for this original owner at Villa on Main 50 plus complex boasts a beautiful interior. With hardwood floors throughout, natural gas fireplace, granite counter tops, built in wine fridge, wall oven and microwave, along with a gas cook top are some of the upgraded features of this home. All on one level there is a living room with gas fireplace, a large eat-in kitchen with pantry, a laundry room, a full bathroom and two bedrooms, both with walk-in closets, and a 3-piece ensuite in the master bedroom. The HE furnace and HE tankless hot water are located in the unfinished crawlspace which could be used for added storage. There is a 20' wide by 24' long attached garage with access from the home and also directly to the outside. The condo fees cover, grass cutting, snow removal and trash removal, so no work … just enjoy. Text or call for an appointment to view.