

**4707 54 Avenue**  
**Grimshaw, Alberta**

**MLS # A2125060**



**\$139,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	724 sq.ft.	<b>Age:</b>	1954 (70 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Level, Secluded		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding

**Foundation:** Perimeter Wall, Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** 14x18 shed

Perfect for a single person or a couple, this bungalow in Grimshaw has loads of character. Just about everything in this home has been updated over the past few years from the kitchen cabinets, bathroom fixtures, furnace and on demand hot water tank on the inside to the Hardy board siding and shingles on the outside. The home has a cozy private deck area in the back yard as well as a huge recently resided 14x18 shed. Don't miss out! Call today for details or your appointment to view.