

**5309 47 Avenue**  
**Grimshaw, Alberta**

**MLS # A2141483**



**\$210,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,121 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Lawn, Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** N/A

Family friendly neighborhood and a family friendly home! This roomy bi-level has a great location backing onto the park on Grimshaw's West side. Providing you a total of 4 bedrooms and 2 bathrooms, you will find each of the bedrooms are generous in size. The very large living room flows to the dining room with garden doors to the back deck. Adjacent the dining room is the kitchen giving you lots of cupboards-perfect for storage! The basement features a very large living room and two of the four bedrooms. There is also a 3/4 bathroom. This home has had many little updates over the years keeping it fresh and move in ready and the shingles were completely redone in 2021 which means one less thing to worry about. The yard is also a great size for the growing family and is fully fenced to keep little ones and pets contained. With a location as desirable as this, you will want to come have a look and see what this home has to offer!