

**4410 49 Avenue**  
**Grimshaw, Alberta**

**MLS # A2144761**



**\$209,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,234 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This bungalow offers up plenty of space for any family! At just over 1200 sq feet on the main level plus as much space downstairs in the partially finished basement, you will find all of the room you need. Three bedrooms upstairs and 2 more in the basement mean a room for everyone in the family! The main living spaces are open and bright and you will surely appreciate all of the room. There is another kitchen set up in the lower level and still there is space for a big rumpus room. The yard is huge and this home is located on a quiet street right across from a park and an open field. Here is your opportunity to buy now and build equity all while adding some creative touches to personalize and stylize this home to your tastes! Call today to see more!