

**5204 43 Avenue**  
**Grimshaw, Alberta**

**MLS # A2156110**



**\$219,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows		

**Inclusions:** N/A

Clean and bright and fresh off new flooring and new paint make this one home that is easy to fall in love with and you can move right in! Enjoy the open concept main living area that has plenty of natural light. A u-shaped kitchen is open to the living room and offers plenty of cupboards, a handy breakfast bar and great garden doors taking you to the back yard. There are two bedrooms and 1 bathroom on the main floor. The bathroom is huge and offers a big soaker tub and separate shower stall. The basement is partially finished and offers plenty of space for another bedroom, bathroom and family room. The laundry area is found downstairs as well. The outside space provides plenty of room and nice lawns plus there is a small garden area and shed. A well rounded package that is priced to sell while not needing you to put in any work. Call today to book your private viewing.