



**4209 56 Street**  
**Grimshaw, Alberta**

**MLS # A2157843**



**\$204,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	988 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	1.43 Acres		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Landscaped		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed, Wood burning stove

This beautiful home is on the SW end of Grimshaw with no neighbors behind you! This home is a perfect rental or starter home sitting on 988 sf/ft and tons of yard space. Inside the side entrance you will find a nice mudroom for the kids to take off their stuff after school. You will find a beautiful kitchen with lots of space for entertaining, great sightlines from the kitchen to the living room. Also upstairs you will find 3 good sized bedrooms and a 4 piece bathroom. Downstairs you will find a beautiful rec room/ living room with a pony wall creating the perfect separation for a toy room or office area! Also downstairs you have a wood burning stove, a 4th bedroom and separate laundry room. Outside your fully fenced huge backyard is perfect for the family as well as off street parking up to 4 cars. Don't miss out on this perfect home and call today for a viewing!