



780-832-0996  
derek.estabrook@outlook.com

4904 46 Street  
Grimshaw, Alberta

MLS # A2144762



**\$189,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped		

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

**Inclusions:** N/A

Lots of work and renovations have gone into this bungalow in Grimshaw. Newer flooring, paint, kitchen, windows and doors, bathroom and fence to name a few things that were updated. This gives you a great move in ready home or a keep it as a rental and appreciate the work already done saving you time and money. There are three bedrooms and a full bathroom upstairs and another bathroom in the basement. The basement is partially finished and could easily be completed to add to the overall living space. The fenced yard is private and lets you enjoy being outdoors. You will find a solid buy with this home but don't wait to see it. Book your private showing today!