



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

4209 56 Street
Grimshaw, Alberta

MLS # A2157843



\$204,999

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

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