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5306 47 Avenue  
Grimshaw, Alberta

MLS # A2170536



**\$155,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,584 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Partially Finished

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Open Floorplan

**Inclusions:** None

Not often do properties of this size with these features come on the market - at almost 1600 sq ft with and over sized 22 X 26 double car garage and a large fully fenced yard. The property will need some renovation and at this asking price you will be able to accommodate the renovations and still have a great equity property. The home is in a great location with 3 large bedrooms on the main floor, 2 full bathrooms, large kitchen area with a breakfast island and a dining area plus a very large living room. The lower level has a large bedroom area, wide open recreational room and a roughed in bathroom. This area will need to be finished but once the main floor is done you can begin on this area - Rome wasn't built in a day and you can take your time and plan out what the lower level will look like once finished