



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

4706 55 Street  
Grimshaw, Alberta

MLS # A2175702



\$235,000

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | NONE  |        |                   |
| Type:     | Residential/House   |        |                   |
| Style:    | Bi-Level  |        |                   |
| Size:     | 1,083 sq.ft.  | Age:   | 1980 (44 yrs old) |
| Beds:     | 5   | Baths: | 2                 |
| Garage:   | Concrete Driveway, Double Garage Detached, Garage Door Opener, Off Street   |        |                   |
| Lot Size: | 0.18 Acre   |        |                   |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Garden, Landscaped, Level |        |                   |

|             |                                   |            |   |
|-------------|-----------------------------------|------------|---|
| Heating:    | Forced Air, Natural Gas           | Water:     | Public  |
| Floors:     | Carpet, Hardwood, Linoleum, Vinyl | Sewer:     | Public Sewer  |
| Roof:       | Asphalt Shingle                   | Condo Fee: | -   |
| Basement:   | Finished, Full                    | LLD:       | -   |
| Exterior:   | Vinyl Siding, Wood Frame          | Zoning:    | R1  |
| Foundation: | Poured Concrete                   | Utilities: | Electricity Connected, Natural Gas Connected, Sewer |
| Features:   | See Remarks                       |            |   |

Inclusions: N/A

This great 1083 sq.ft. bi-level home located on Grimshaw's west side is ready for a new family. On the main level you will find a living room that flows into the dining room with upper deck access, a kitchen, then 2 bedrooms and a full bathroom. In the basement there are 3 more bedrooms, a family room, a laundry/utility room and a 3/4 bathroom. In the back yard there is a 24' x 24' detached garage with a long concrete driveway from the street out front allowing for extra parking. There is a garden area behind the garage and a large ground level deck attached to the house. Built in 1980 the home has had some updates over the years including windows & doors, HE furnace and roofing shingles in 2021, so just move right in and enjoy. Text or call for an appointment to view.