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4715 48 Avenue  
Grimshaw, Alberta

MLS # A2193464



**\$275,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,308 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	Not Specified
<b>Utilities:</b>	-

**Inclusions:** N/A

This spacious Bi-level home has 1308 sqft on a large fully fenced lot with a single detached garage. Walking in your new home you will find a spacious living room with a large window letting in tons of natural light. There is also a spacious kitchen with back access to your deck overlooking your large yard. There is a half bath and laundry by your back door on the main floor. Down the hall you will find 3 bedrooms and a full bath. Downstairs you have a huge living room/ rec room perfect for the whole family, as well as more 1 bedroom and 2 additional rooms that could be used as bedrooms, a 3 piece bath and lots of storage as well! Don't miss out on this great home and call today!