

# \$240,000 - 4713 50 Ave, Grimshaw

MLS® #A2233961

## \$240,000

4 Bedroom, 2.00 Bathroom, 1,235 sqft

Residential on 0.34 Acres

NONE, Grimshaw, Alberta

This home has never been sold before, Original owner ! This home is a 1235 sqft bungalow sitting on two lots! Inside you will come in the front door and find a spacious sunken living room with a woodburning fireplace and lots of natural light coming in the front window. Seamless sightlines into the dining room that is connected to the kitchen that is great for entertaining. Also upstairs you have 3 bedrooms and a full bathroom and main floor laundry. Downstairs you have a large rec room/ living room, 1 more additional bedrooms, a office/ computer room and another bathroom! Also downstairs you have a large storage. Outside you have a deck off the back of the house that overlooks the backyard and garden area with well established raspberry's and saskatoons. A 22x26 double car garage with back alley access and a wood shed. This property has tons of space with the additional lot next door waiting for you to create your backyard oasis. Don't miss out today and call for a viewing!

Built in 1978

## Essential Information

MLS® #	A2233961
Price	\$240,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,235
Acres	0.34
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4713 50 Ave
Subdivision	NONE
City	Grimshaw
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H1W0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Cleared, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 24th, 2025
Days on Market	66
Zoning	R2

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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