

# \$219,900 - 4718 49 Avenue, Grimshaw

MLS® #A2246371

**\$219,900**

4 Bedroom, 1.00 Bathroom, 969 sqft

Residential on 0.30 Acres

NONE, Grimshaw, Alberta

For Sale in Grimshaw 4 bedroom bungalow on an almost double lot. Discover this inviting 4 bedroom bungalow in the heart of Grimshaw; offering comfort, convenience and plenty of room to grow. Inside you'll love the large welcoming living room/dinning room perfect for family time or entertaining friends. Outside the property shines with an extra large lot that is fenced ideal for Kids, pets, and outdoor gatherings. There's also a productive garden for those who love to grow their own produce, plus a carport to keep your vehicle protected year-round. Don't miss the chance to make This Home Yours. Call Today to view your home!!!

Built in 1954

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246371    |
| Price          | \$219,900   |
| Bedrooms       | 4           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 969         |
| Acres          | 0.30        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |



## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4718 49 Avenue         |
| Subdivision | NONE                   |
| City        | Grimshaw               |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T0H 1W0                |

## Amenities

|                |                     |
|----------------|---------------------|
| Parking Spaces | 6                   |
| Parking        | Carport, Off Street |

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Laminate Counters                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Full, Partially Finished                                |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Yard, Storage, Rain Gutters                |
| Lot Description   | Back Lane, Lawn, Private, Rectangular Lot, Cleared |
| Roof              | Asphalt Shingle                                    |
| Construction      | Stone, Stucco, Wood Frame                          |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 77               |
| Zoning         | R2               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Valley Realty |
|----------------|----------------------------|

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