

4708 47 Street
Grimshaw, Alberta

MLS # GP205678



\$215,000

Division:	Grimshaw		
Type:	House		
Style:	Other		
Size:	1,433 sq.ft.	Age:	1974 (46 yrs old)
Beds:	3	Baths:	2
Possession:	Negotiable		
Garage:	Detached, Double		
Driveway:	Concrete, Gravel		

Heating: Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl

Land: Landscaped

Features: Ensuite, Laundry-Main Floor, Patio

Water: -

Sewer: Municipal

Taxes: \$ 1,852

Condo Fee: -

Lot Fee: -

Maintenance Fee: -

Inclusions: Fridge Stove Dishwasher Washer Dryer Window coverings

Great opportunity with some big pluses with this property!!! Huge yard on 2 large lots, large 24 x 36 heated shop, a 1434 sq ft home on a cement perimeter wall . The home offer 3 bedroom, 2 full bathrooms - one the en suite with a large jetted tub. The kitchen, dining and formal area all flow from one to the other so there is no problem with even the largest of family gatherings - they all fit. There is an addition of a large enclosed porch for sitting outside in the summer and BBQ'ing and no bugs - the shop is bigger than a double car garage at 24 X 36 and will be a perfect spot for toys, storage or doing your own home projects. Large driveway to the shop allowing lots of RV parking for the motorhome or camper plus you still have the majority of the yard for the kids or pets - not quite fully fenced but only need a few feet to have it fully fenced - back alley access and not many neighbors behind. The sign is up!!! Call today!!