

# \$220,000 - 4511 47a Street, Grimshaw

MLS® #A2200197

## \$220,000

3 Bedroom, 2.00 Bathroom, 1,065 sqft

Residential on 0.27 Acres

NONE, Grimshaw, Alberta

A great family home in a great neighborhood â€¦ That's what comes to mind when looking at this property. Built in 1969, this 1065 sq.ft. home has had some upgrades over the years including new roofing shingles and windows. On the main level you will find a good-sized kitchen, and a dining area that flows into the living room. Down the hall there are 3 bedrooms and a full bath with a jetted tub. In the basement there is a large laundry/storage area, an L-shaped family room, a bonus room and another bathroom. Outside the pie-shaped lot allows for a very large, fenced backyard complete with a shed, a woodshed, an older greenhouse, thereâ€™s even a sandbox for the little ones! The 28â€™ x 28.5â€™ detached garage is heated and the door measures 8â€™ high by 14â€™ wide to accommodate larger vehicles and still have room for handy-person projects. Text or call to arrange a viewing.

Built in 1969

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2200197  |
| Price          | \$220,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,065     |
| Acres          | 0.27      |



|            |             |
|------------|-------------|
| Year Built | 1969        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4511 47a Street        |
| Subdivision | NONE                   |
| City        | Grimshaw               |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T0H 1W0                |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 4                                                                              |
| Parking        | Garage Door Opener, Off Street, Garage Faces Front, Gravel Driveway            |
| # of Garages   | 2                                                                              |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Jetted Tub, Vinyl Windows |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer    |
| Heating           | Forced Air, Natural Gas                                   |
| Cooling           | None                                                      |
| Has Basement      | Yes                                                       |
| Basement          | Finished, Full                                            |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | None                                                              |
| Lot Description   | Back Yard, Landscaped, Lawn, Level, Pie Shaped Lot, Irregular Lot |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Stucco, Vinyl Siding, Wood Frame                                  |
| Foundation        | Poured Concrete                                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 45              |

Zoning

R2

## **Listing Details**

Listing Office

Royal LePage Valley Realty

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