

# \$190,000 - 5309 47 Avenue, Grimshaw

MLS® #A2209957

**\$190,000**

4 Bedroom, 2.00 Bathroom, 1,121 sqft

Residential on 0.19 Acres

NONE, Grimshaw, Alberta

Family friendly neighborhood and a family friendly home! This roomy bi-level has a great location backing onto the park on Grimshaw's West side. Providing you a total of 4 bedrooms and 2 bathrooms, you will find each of the bedrooms are generous in size. The very large living room flows to the dining room with garden doors to the back deck. Adjacent the dining room is the kitchen giving you lots of cupboards-perfect for storage! The basement features a very large living room and two of the four bedrooms. There is also a 3/4 bathroom. This home has had many little updates over the years keeping it fresh and move in ready and the shingles were completely redone in 2021 which means one less thing to worry about. The yard is also a great size for the growing family and is fully fenced to keep little ones and pets contained. With a location as desirable as this, you will want to come have a look and see what this home has to offer!

Built in 1980

## Essential Information

MLS® #	A2209957
Price	\$190,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,121
Acres	0.19



Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	5309 47 Avenue
Subdivision	NONE
City	Grimshaw
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H 1W0

### **Amenities**

Parking Spaces	2
Parking	Driveway, Off Street

### **Interior**

Interior Features	Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Garden, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	22

Zoning R-1

## Listing Details

Listing Office RE/MAX Northern Realty

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