

# \$154,900 - 4801 49 Ave, Grimshaw

MLS® #A2167163

**\$154,900**

4 Bedroom, 2.00 Bathroom, 1,609 sqft

Residential on 0.17 Acres

NONE, Grimshaw, Alberta

Welcome home! This 4-bedroom, 2-bathroom bungalow offers over 1,600 square feet of comfortable living space, perfect for families and entertaining alike. As you approach this corner lot property, you'll be greeted by a large front yard featuring raised garden beds, fruit-bearing trees, and vibrant perennials. Step inside to discover a spacious living room, complete with a mounted TV and a cozy gas fireplace, ideal for relaxing evenings. The heart of the home is the large, newly renovated kitchen, which boasts ample counter space, seamlessly flowing into the dining area that features a charming built-in China cabinet. The master bedroom is generously sized and includes a newly built ensuite bathroom equipped with his and hers sinks. Three additional bedrooms offer plenty of space for family, guests, or a home office. Convenience is key with a nicely sized laundry room featuring hot water on demand, and a large boot room with extra storage that leads to the fenced backyard—perfect for outdoor gatherings and play. The property also includes a 1.5 car detached garage with power and heat, ensuring year-round functionality. Additionally, a large storage area built off the garage with a separate door provides even more space for your belongings. Don't miss the opportunity to make this charming bungalow your new home! Schedule a viewing today and experience all that this property has to offer.



Built in 1950

### Essential Information

MLS® #	A2167163
Price	\$154,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,609
Acres	0.17
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4801 49 Ave
Subdivision	NONE
City	Grimshaw
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H 1W0

### Amenities

Parking Spaces	3
Parking	Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Perimeter Wall, Poured Concrete

**Additional Information**

Date Listed	September 26th, 2024
Days on Market	266
Zoning	R2

**Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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