

# \$189,900 - 4820 49 Avenue, Grimshaw

MLS® #A2225154

**\$189,900**

4 Bedroom, 1.00 Bathroom, 1,040 sqft

Residential on 0.14 Acres

NONE, Grimshaw, Alberta

Right sized and right priced! This great family friendly bungalow is just what you are looking for. Move right in and enjoy a well maintained home with a great yard that is private and even has a garden space. The main floor offers 3 bedrooms and one full bathroom. Light and bright, the kitchen and dining room are conveniently connected to make meals a breeze. The large living room is flooded with great natural light and it makes the perfect space for friends and family to gather or to sit back and relax. The basement is partially finished and provides a fourth bedroom, laundry/utility room, large storage room and huge family room space. There is back alley access and a place to park plus two sheds for storage. The treed lot offers you shade and privacy and the fenced yard makes this a great space for pets and kids alike. Within walking distance to schools and the pool and the multiplex, you won't find a better location! Don't wait to book your private showing or you may miss out on all this great home has to offer!

Built in 1977

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2225154  |
| Price     | \$189,900 |
| Bedrooms  | 4         |
| Bathrooms | 1.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 1           |
| Square Footage | 1,040       |
| Acres          | 0.14        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4820 49 Avenue         |
| Subdivision | NONE                   |
| City        | Grimshaw               |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T0H 1W0                |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Storage, Vinyl Windows                                        |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None                                                          |
| Has Basement      | Yes                                                           |
| Basement          | Full, Partially Finished                                      |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Storage                                                                               |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Private, Rectangular Lot, Subdivided |
| Roof              | Asphalt Shingle                                                                                             |
| Construction      | Wood Frame                                                                                                  |
| Foundation        | Poured Concrete                                                                                             |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 28th, 2025 |
|-------------|----------------|

|                |     |
|----------------|-----|
| Days on Market | 20  |
| Zoning         | R-2 |

## **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Northern Realty |
|----------------|------------------------|

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