

# \$138,000 - 4814 48 Avenue, Grimshaw

MLS® #A2197971

**\$138,000**

3 Bedroom, 2.00 Bathroom, 893 sqft  
Residential on 0.17 Acres

NONE, Grimshaw, Alberta

There have been so many improvements and upgrades to this home! So many things have already been done for you. Starting on the outside the exterior was resided, and only three years ago the shingles were replaced. On the inside the floorplan was modified so that now there is an open living room with side laundry and front entrance. A pellet stove was added with a beautifully finished mantle. The electrical panel was upgraded to 100 amps, and the Town brought in a new water line to the home three years ago. There is nothing left to do but enjoy this three-bedroom, 2-bathroom home. The bathrooms include a 4-piece main bathroom, and a 2-piece ensuite located within the primary bedroom. The primary bedroom also features an office nook so you can get some work done. The kitchen is very wide and open, with a central dining area and lots of room for everyone. And when supper is over you can all move to the backyard and have a relaxing time, enjoying the fire pit and fenced yard. If you have a camper, it will easily fit in the backyard parking stall which is accessible from the back alley. Everything is done for you! Grimshaw is a vibrant community with a beautiful school, recreation centre and so much to offer. All that you have to do now is book a showing and take a look for yourself.

Built in 1963

## Essential Information



MLS® #	A2197971
Price	\$138,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	893
Acres	0.17
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4814 48 Avenue
Subdivision	NONE
City	Grimshaw
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H 1W0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	3
Parking	Off Street, RV Access/Parking, Additional Parking, Alley Access

### **Interior**

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Pellet Stove
Has Basement	Yes
Basement	None, Crawl Space

### **Exterior**

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Combination

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	13
Zoning	Residential 2 District (R

### **Listing Details**

Listing Office	2% Realty Grande
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