

# \$170,000 - 4717 53 Avenue, Grimshaw

MLS® #A2197102

**\$170,000**

4 Bedroom, 2.00 Bathroom, 1,152 sqft

Residential on 0.14 Acres

NONE, Grimshaw, Alberta

Great value for this property which has an abundance of room and space at just under 1200 sq ft - a large front covered porch and a covered veranda on the back. This home has 4 bedrooms, 2 bathrooms and with the extra size you get larger rooms - all the bedrooms are large as well as the living room, kitchen and dining area. The lower level has 1 bedroom and 1 bathroom with a large laundry/mechanical area and an even larger rec room. The double car garage is 24 X 26 with radiant tube heating, large electrical panel and asphalt driveway. You will need to do some TLC but with all this offers and if you do the upgrades yourself you are sure to increase your equity in no time. The sign is up!! Call today!!

Built in 1963

## Essential Information

MLS® #	A2197102
Price	\$170,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,152
Acres	0.14
Year Built	1963
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	4717 53 Avenue
Subdivision	NONE
City	Grimshaw
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H1W0

### Amenities

Parking Spaces	6
Parking	Additional Parking, Double Garage Detached, Driveway, Heated Garage, Asphalt
# of Garages	2

### Interior

Interior Features	Open Floorplan
Appliances	Dryer, Range, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 25th, 2025
Days on Market	102
Zoning	R

### Listing Details

Listing Office	Century 21 Town and Country Realty
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