

# \$265,000 - 4805 56 Street, Grimshaw

MLS® #A2213969

**\$265,000**

4 Bedroom, 2.00 Bathroom, 1,193 sqft

Residential on 0.16 Acres

NONE, Grimshaw, Alberta

OWNER ANXIOUS TO SELL - This You've Got To See!!! Awesome 4 bedroom 2 bath Bungalow in the west side of Grimshaw close to Hospital. This home offers Hardwood flooring updated siding and windows new shingles installed in 2022. and a new hot water heater put in this year, all on a pie shaped lot. Home is on the edge of town with no one behind you. This well maintained Home has been very well cared for and it is time for new owners to love this home as it has been. Owners would like a fast possession. Here is a great opportunity AS THE SELLER IS VERY MOTIVATED call Today! Quick Possession!

Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213969    |
| Price          | \$265,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,193       |
| Acres          | 0.16        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                        |
|-------------|------------------------|
| Address     | 4805 56 Street         |
| Subdivision | NONE                   |
| City        | Grimshaw               |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T0H 1W0                |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 3  |
| Parking        | Off Street, Single Garage Attached, Driveway |
| # of Garages   | 1  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Pantry                                     |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                 |
| Cooling           | None                                       |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning, Basement                     |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished                   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Rain Gutters                             |
| Lot Description   | Back Lane, Back Yard, Landscaped, City Lot, Pie Shaped Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Wood Frame                                       |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 123              |
| Zoning         | R1               |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Valley Realty |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.