

# \$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 57

Zoning R

### Listing Details

Listing Office Century 21 Town and Country 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.