

# \$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

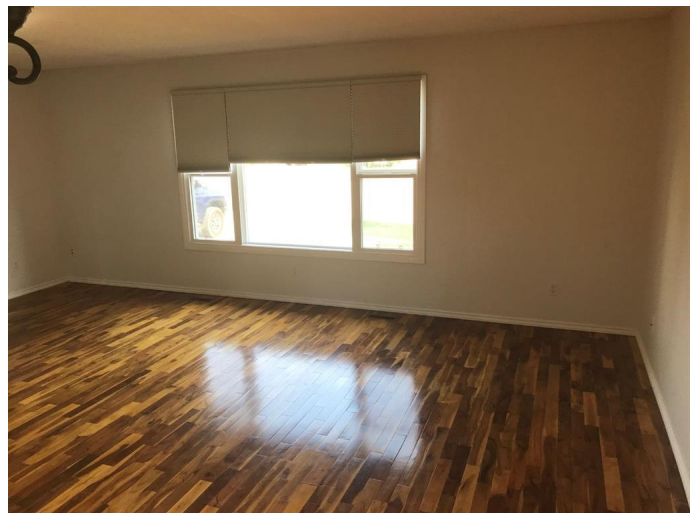
OWNER ANXIOUS TO SELL - This You've Got To See!!! Awesome 4 bedroom 2 bath Bungalow in the west side of Grimshaw close to Hospital. This home offers Hardwood flooring updated siding and windows new shingles installed in 2022. and a new hot water heater put in this year, all on a pie shaped lot. Home 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	101
Zoning	R1

### Listing Details

Listing Office	Royal LePage Valley Realty
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