

\$249,000 - 4812 47 Avenue, Grimshaw

MLS® #A2236873

\$249,000

2 Bedroom, 2.00 Bathroom, 1,046 sqft

Residential on 0.33 Acres

NONE, Grimshaw, Alberta

Welcome to your gardening dream house located right in Grimshaw Alberta.

The Property is sitting on two spacious lots in a peaceful neighborhood.

Inside, you'll find 2 comfortable bedrooms, 2 full bathrooms, and a bright home office/laundry room that's ideal for remote work and occasionally doing a load of laundry. The fully developed basement expands your living space with a generously big living area, a hobby room, bathroom/laundry room, bonus room, and a storage room to keep everything organized.

There's parking space for up to 5 vehicles between the driveway and detached garage.

The attached garage has been converted into a flexible hangout or storage zone—perfect for hobbies, projects, or just relaxing.

Recent upgrades include recently replaced shingles on the house, garages, and sheds, along with new windows throughout. the front of the house.

Out back, enjoy a luscious yard filled with tall trees, tons of gardening potential, and a deck with built-in planters.

This home is also not very far from essential and recreational spots, it's just minutes from a park, school, pool, multiplex, and shopping—all easily accessible in a friendly, quiet neighborhood. *Listing agent is related to seller*

Built in 1962



Essential Information

MLS® #	A2236873
Price	\$249,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,046
Acres	0.33
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4812 47 Avenue
Subdivision	NONE
City	Grimshaw
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H1W0

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Parking Pad, RV Access/Parking, Single Garage Attached
# of Garages	4

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Dryer, Electric Oven, Freezer
Heating	Mid Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Street Lighting, Few Trees, Lawn

Roof	Asphalt Shingle
Construction	Concrete, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	July 3rd, 2025
Days on Market	34
Zoning	R2

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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