

# \$188,500 - 4506 47a Street, Grimshaw

MLS® #A2207299

**\$188,500**

3 Bedroom, 1.00 Bathroom, 1,050 sqft

Residential on 0.19 Acres

NONE, Grimshaw, Alberta

Charming Bungalow in a quiet Grimshaw Cul-de-sac! This well maintained bungalow is perfectly located just minutes away from schools, outdoor pool and rec center. Offering endless potential, the unfinished basement is ready for you to complete to suit your needs. Outside the home you can enjoy the expansive fenced back yard which is great for relaxing or letting the kids and pets play. Call today for your appointment to view.

Built in 1965

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207299    |
| Price          | \$188,500   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,050       |
| Acres          | 0.19        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4506 47a Street |
| Subdivision | NONE            |



|             |                        |
|-------------|------------------------|
| City        | Grimshaw               |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T0H 1W0                |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

### **Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | See Remarks                                            |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer |
| Heating           | High Efficiency, Forced Air, Natural Gas               |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Unfinished                                       |

### **Exterior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | None                                                   |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Gentle Sloping |
| Roof              | Asphalt Shingle                                        |
| Construction      | Wood Siding                                            |
| Foundation        | Poured Concrete                                        |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 78               |
| Zoning         | R                |

### **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.