# \$345,000 - 4406 56 Street, Grimshaw

MLS® #A2234110

## \$345,000

4 Bedroom, 3.00 Bathroom, 1,374 sqft Residential on 0.18 Acres

NONE, Grimshaw, Alberta

Welcome to your next home! This spacious 4-bedroom, 2.5-bath gem offers 1,373 sq ft of stylish, functional living space. Highlights Include: Newly renovated kitchen featuring a large center island, perfect for family gatherings and entertaining. Updated bathrooms with modern finishes and fresh, clean design. Durable new shingles for peace of mind and curb appeal. Oversized 26' x 28' garageâ€"ideal for vehicles, storage, or a workshop. Large 28' x 14' back deck. Whether you're a growing family, investor, or someone who loves updated spaces, this move-in-ready home checks all the boxes. With four full bedrooms, there's room for everyoneâ€"and everything! Don't miss your chance to own this beautifully upgraded home. Contact us today to schedule your private showing!



#### **Essential Information**

MLS® # A2234110
Price \$345,000
Bedrooms 4
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,374
Acres 0.18
Year Built 1988







Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 4406 56 Street

Subdivision NONE

City Grimshaw

County Peace No. 135, M.D. of

Province Alberta
Postal Code T0H 0B8

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features See Remarks

Appliances Electric Oven, Refrigerator

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Full, Partially Finished

## **Exterior**

Exterior Features Other

Lot Description Pie Shaped Lot Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 30th, 2025

Days on Market 127

Zoning RES

# **Listing Details**

Listing Office Grassroots Realty Group Ltd.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.