

# \$319,900 - 4507 48 Avenue, Grimshaw

MLS® #A2232358

**\$319,900**

3 Bedroom, 1.00 Bathroom, 871 sqft

Residential on 0.16 Acres

NONE, Grimshaw, Alberta

Tucked away on a quiet street in Grimshaw, this beautifully maintained home offers the perfect balance of comfort, privacy, and functionality. Situated on a generous lot with no neighbors behind, you'll enjoy peaceful surroundings and room to breathe, ideal for families, hobbyists, or anyone seeking a little extra space.

This home features three spacious bedrooms and one fully updated bathroom, making it an excellent choice for first-time buyers, smaller families or anyone downsizing. Step inside to discover a host of modern updates, including a renovated kitchen, newer flooring upstairs, and brand-new carpet downstairs, and central air, creating a fresh and inviting feel throughout the home.

Additional upgrades include newer siding, shingles, windows, and more, demonstrating pride of ownership and ensuring years of worry free living.

Outside, the fully fenced yard offers both privacy and security, while the double detached garage and additional oversized storage shed provide ample space for vehicles, tools, and recreational gear.

If you're looking for a move in ready home on a large lot with modern updates and room to grow, this is the one you've been waiting for. Don't miss your chance to make it yours!

Built in 1982



## Essential Information

MLS® #	A2232358
Price	\$319,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	871
Acres	0.16
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	4507 48 Avenue
Subdivision	NONE
City	Grimshaw
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H 1W0

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Gravel Driveway, Heated Garage
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Crown Molding, Kitchen Island, Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 17th, 2025
Days on Market	37
Zoning	R2

### **Listing Details**

Listing Office	RE/MAX Northern Realty
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