

# \$170,000 - 4717 53 Avenue, Grimshaw

MLS® #A2197102

**\$170,000**

4 Bedroom, 2.00 Bathroom, 1,152 sqft

Residential on 0.14 Acres

NONE, Grimshaw, Alberta

Great value for this property which has an abundance of room and space at just under 1200 sq ft - a large front covered porch and a covered veranda on the back. This home has 4 bedrooms, 2 bathrooms and with the extra size you get larger rooms - all the bedrooms are large as well as the living room, kitchen and dining area. The lower level has 1 bedroom and 1 bathroom with a large laundry/mechanical area and an even larger rec room. The double car garage is 24 X 26 with radiant tube heating, large electrical panel and asphalt driveway. You will need to do some TLC but with all this offers and if you do the upgrades yourself you are sure to increase your equity in no time. The sign is up!! Call today!!

Built in 1963

## Essential Information

MLS® #	A2197102
Price	\$170,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,152
Acres	0.14
Year Built	1963
Type	Residential
Sub-Type	Detached



Style Bungalow  
Status Active

### Community Information

Address 4717 53 Avenue  
Subdivision NONE  
City Grimshaw  
County Peace No. 135, M.D. of  
Province Alberta  
Postal Code T0H1W0

### Amenities

Parking Spaces 6  
Parking Additional Parking, Double Garage Detached, Driveway, Heated Garage, Asphalt  
# of Garages 2

### Interior

Interior Features Open Floorplan  
Appliances Dryer, Range, Refrigerator, Washer  
Heating High Efficiency, Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features Private Yard, Storage  
Lot Description Back Lane, Back Yard, Front Yard, Lawn  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed February 25th, 2025  
Days on Market 54  
Zoning R

### Listing Details

Listing Office Century 21 Town and Country Realty

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