

# \$295,000 - 4318 49 Avenue, Grimshaw

MLS® #A2204885

**\$295,000**

4 Bedroom, 2.00 Bathroom, 942 sqft

Residential on 0.17 Acres

NONE, Grimshaw, Alberta

Welcome to this charming and spacious bi-level home, perfectly situated right across from the park! With abundant natural light and an open, airy feel, this home is ideal for those who love both indoor comfort and outdoor beauty. Some features you will love include-An inviting layout where the upper level features bright and open living spaces, perfect for entertaining or relaxing with family. A well-appointed kitchen with ample cabinetry, counter space, and room to cook and gather is the heart of this home. A convenient screened in back 3 season room which is a great space to enjoy any time of the day! Spacious and comfortable well-lit bedrooms. A versatile lower level where you will find additional living space including a second kitchen, two of the bedrooms, a full bathroom and plenty of storage. The oversized garage with a workshop and cold room for garden vegetables: A rare find! The large garage includes an attached workshopâ€”perfect for hobbyists, mechanics, or extra storage. Great yard with established landscaping, garden boxes and greenhouse-perfect for the outdoor enthusiast. Prime Location: Enjoy the convenience of being directly across from a park, offering beautiful views out over the fields, playground, and recreation at your doorstep. This home combines comfort, practicality, and an unbeatable location. Donâ€™t miss your chance to make it yoursâ€”schedule a showing today!



Built in 1995

## Essential Information

MLS® #	A2204885
Price	\$295,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	942
Acres	0.17
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	4318 49 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
# of Garages	2

## Interior

Interior Features	Built-in Features, Central Vacuum, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	March 23rd, 2025
Days on Market	37
Zoning	R-2

**Listing Details**

Listing Office	RE/MAX Northern Realty
----------------	------------------------

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.