

# \$255,000 - 4601 50 Avenue, Grimshaw

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MLS® #A2265855

## \$255,000

4 Bedroom, 2.00 Bathroom, 1,376 sqft

Residential on 0.13 Acres

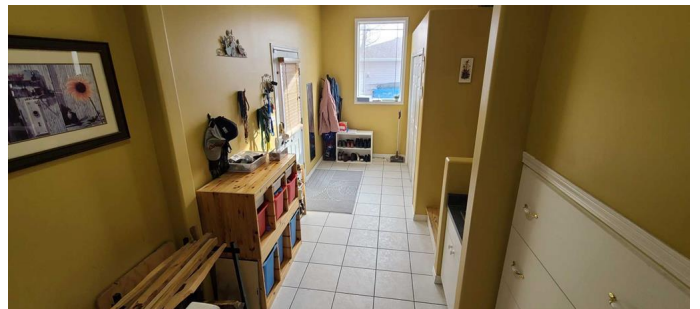
NONE, Grimshaw, Alberta

Don't miss this one! Sitting on a large corner lot, this 1376 square foot home has all the space you need - inside AND out. This home features 5 bedrooms and 2 baths. The addition provides you with a large family room area with lots of windows to allow all the natural light as well as a gas fireplace place to sit beside on those cozy evenings, As a bonus to this space, there is a living room that boast a wood stove, giving you the best of both worlds. The basement is partially finished, providing 2 bedrooms ready to be used but then a rec room space that is ready for you to finish and add your personal touch. Outside is a fenced corner lot. The yard has a gazebo, a garden area, flower beds and more. Lastly, the garage! Detached with a separate drive from the parking area, 2 doors, 24x22 and heated. This home has so much to offer - you need to find the time to take a look at this one before it's gone.

Built in 1984

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2265855  |
| Price          | \$255,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,376     |
| Acres          | 0.13      |



|            |             |
|------------|-------------|
| Year Built | 1984        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4601 50 Avenue         |
| Subdivision | NONE                   |
| City        | Grimshaw               |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T0H 1W0                |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 6                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 2                                                                                            |
| Fireplaces        | Family Room, Gas, Living Room, Wood Burning Stove                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Partially Finished                                                                     |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Other                                                    |
| Lot Description   | Back Lane, Corner Lot, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding                                             |
| Foundation        | Poured Concrete                                          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 8                  |
| Zoning         | R1                 |

### **Listing Details**

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

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