

5208 55 Avenue  
Grimshaw, Alberta

MLS # A2276118



\$130,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential
Foundation:	Block	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Storage		
Inclusions:	N/A		

Cute, cozy, and wonderfully functional, this charming bungalow is the perfect place to call home. Featuring an efficient layout that’s easy to get around, this property offers comfortable main-floor living complete with convenient main floor laundry. Inside you’ll find two bedrooms, one bathroom, and a spacious living and dining area that provides plenty of room to relax or entertain. Recent updates add peace of mind and a fresh feel, including a newer furnace and hot water tank, fresh paint, and some new flooring. Outside, the property is equally practical with a detached garage and a covered carport, offering ample parking and storage year-round. A great location within walking distance to downtown Grimshaw and shopping makes it easy to get around if you simply want to leave the car at home. Whether you’re a first-time buyer, looking to downsize, or searching for a low-maintenance investment, this inviting bungalow is a great option and well worth a closer look.