

# \$249,000 - 4812 47 Avenue, Grimshaw

MLS® #A2236873

**\$249,000**

2 Bedroom, 2.00 Bathroom, 1,046 sqft

Residential on 0.33 Acres

NONE, Grimshaw, Alberta

Welcome to your gardening dream house located right in Grimshaw Alberta.

The Property is sitting on two spacious lots in a peaceful neighborhood.

Inside, you'll find 2 comfortable bedrooms, 2 full bathrooms, and a bright home office/laundry room that's ideal for remote work and occasionally doing a load of laundry. The fully developed basement expands your living space with a generously big living area, a hobby room, bathroom/laundry room, bonus room, and a storage room to keep everything organized.

There's parking space for up to 5 vehicles between the driveway and detached garage.

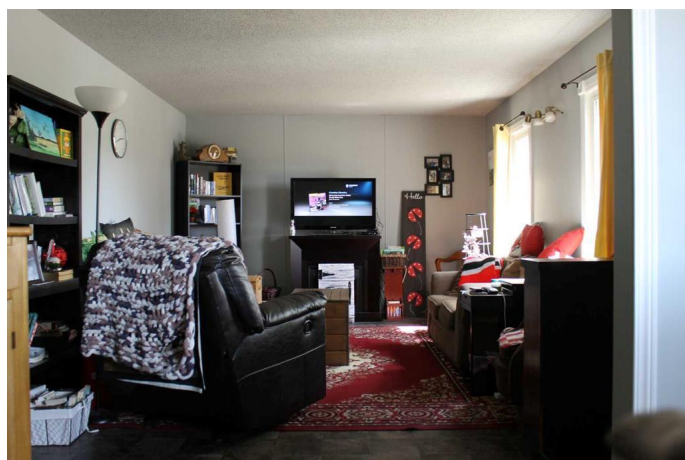
The attached garage has been converted into a flexible hangout or storage zone—perfect for hobbies, projects, or just relaxing.

Recent upgrades include recently replaced shingles on the house, garages, and sheds, along with new windows throughout. the front of the house.

Out back, enjoy a luscious yard filled with tall trees, tons of gardening potential, and a deck with built-in planters.

This home is also not very far from essential and recreational spots, it's just minutes from a park, school, pool, multiplex, and shopping—all easily accessible in a friendly, quiet neighborhood. \*Listing agent is related to seller\*

Built in 1962



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236873    |
| Price          | \$249,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,046       |
| Acres          | 0.33        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4812 47 Avenue         |
| Subdivision | NONE                   |
| City        | Grimshaw               |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T0H1W0                 |

## Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                              |
| Parking        | Double Garage Detached, Parking Pad, RV Access/Parking, Single Garage Attached |
| # of Garages   | 4                                                                              |

## Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                        |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Dryer, Electric Oven, Freezer |
| Heating           | Mid Efficiency                                                        |
| Cooling           | None                                                                  |
| Has Basement      | Yes                                                                   |
| Basement          | Finished, Full                                                        |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard                                            |
| Lot Description   | Back Yard, Front Yard, Street Lighting, Few Trees, Lawn |

|              |                                            |
|--------------|--------------------------------------------|
| Roof         | Asphalt Shingle                            |
| Construction | Concrete, Stucco, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete, Wood                      |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 30             |
| Zoning         | R2             |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.