

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

---

MLS® #A2265855

## \$255,000

4 Bedroom, 2.00 Bathroom, 1,376 sqft

Residential on 0.13 Acres

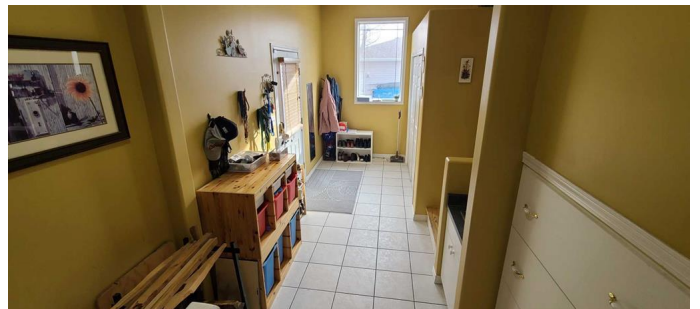
NONE, Grimshaw, Alberta

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 | 21                 |
| Zoning         | R1                 |

## **Listing Details**

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

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.