

# \$345,000 - 4406 56 Street, Grimshaw

MLS® #A2234110

**\$345,000**

4 Bedroom, 3.00 Bathroom, 1,374 sqft

Residential on 0.18 Acres

NONE, Grimshaw, Alberta

Welcome to your next home! This spacious 4-bedroom, 2.5-bath gem offers 1,373 sq ft of stylish, functional living space. Highlights Include: Newly renovated kitchen featuring a large center island, perfect for family gatherings and entertaining. Updated bathrooms with modern finishes and fresh, clean design. Durable new shingles for peace of mind and curb appeal. Oversized 26' x 28' garage—ideal for vehicles, storage, or a workshop. Large 28' x 14' back deck. Whether you're a growing family, investor, or someone who loves updated spaces, this move-in-ready home checks all the boxes. With four full bedrooms, there's room for everyone—and everything! Don't miss your chance to own this beautifully upgraded home. Contact us today to schedule your private showing!

Built in 1988

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2234110  |
| Price          | \$345,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,374     |
| Acres          | 0.18      |
| Year Built     | 1988      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bi-Level    |
| Status   | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4406 56 Street         |
| Subdivision | NONE                   |
| City        | Grimshaw               |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T0H 0B8                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | See Remarks                 |
| Appliances        | Electric Oven, Refrigerator |
| Heating           | Forced Air                  |
| Cooling           | None                        |
| Fireplace         | Yes                         |
| # of Fireplaces   | 1                           |
| Fireplaces        | Wood Burning                |
| Has Basement      | Yes                         |
| Basement          | Full, Partially Finished    |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Pie Shaped Lot       |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 73              |

Zoning

RES

Listing Details

Listing Office

Grassroots Realty Group Ltd.

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