

# \$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	23

Zoning                      RES

**Listing Details**

Listing Office              Grassroots Realty Group Ltd.

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