

# \$339,000 - 5304 54 Avenue, Grimshaw

MLS® #A2136009

## \$339,000

4 Bedroom, 4.00 Bathroom, 1,267 sqft

Residential on 0.07 Acres

NONE, Grimshaw, Alberta

You're going to adore the charm and sophistication of this home. From the stunning modern kitchen to the 3-season sunroom, in-floor heat, and beautiful custom tile work, this home offers both comfort and elegance. The fully legal, self-contained suite in the lower level features large, bright windows and its own separate entry. This layout is perfect for those looking to live on the top floor while renting the lower unit, or for investors seeking rental income from both levels. The 23x24 attached garage includes a large storage mezzanine for the main floor, and there's a 23x12 powered carport for the lower-level tenant. All of this is nestled on a quiet low-traffic street. Affordable, classy, and chic, this home is full of personality and may just find its way onto your "most wanted list".

Built in 2014

## Essential Information

MLS® #	A2136009
Price	\$339,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,267
Acres	0.07
Year Built	2014
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5304 54 Avenue
Subdivision	NONE
City	Grimshaw
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H1W0

### Amenities

Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Additional Parking, Alley Access, Attached Carport, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Gravel Driveway, Heated Garage, Shared Driveway
# of Garages	2

### Interior

Interior Features	Storage, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Washer/Dryer, Built-In Oven, Dishwasher, Electric Cooktop, Freezer, Garage Control(s), Microwave, Refrigerator, Range Hood, Window Coverings
Heating	In Floor
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	Private Entrance, Rain Gutters
Lot Description	Back Lane, Front Yard, No Neighbours Behind
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete, Wood

### Additional Information

Date Listed May 30th, 2024

Days on Market 325

Zoning R-2

### **Listing Details**

Listing Office Royal LePage Valley Realty



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