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

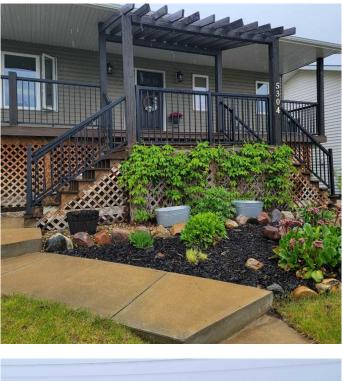
MLS® #A2136009

#### \$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
Туре	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	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage	
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Freezer, Garage Control(s), Microwave, Refrigerator, Range Hood, Washer/Dryer, 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 ListedMayDays on Market335ZoningR-2

May 30th, 2024 335

## **Listing Details**

Listing Office

Royal LePage Valley Realty



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