\$339,000 - 5304 54 Avenue, Grimshaw

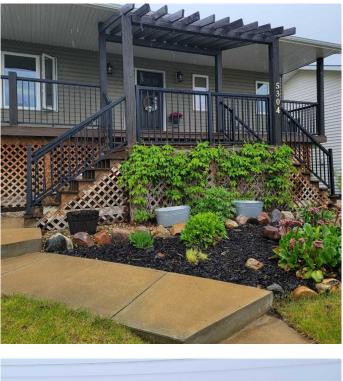
MLS® #A2136009

\$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	Double Garage Attached, Additional Parking, Alley Access, Attached Carport, Garage Door Opener, Garage Faces Rear, Gravel Driveway, Heated Garage, Shared Driveway	
# of Garages	2	
# of Garages	2	
C	2 Kitchen Island, Open Floorplan, Pantry, Ceiling Fan(s), No Smoking Home, Storage	
Interior	Kitchen Island, Open Floorplan, Pantry, Ceiling Fan(s), No Smoking	
Interior Interior Features	Kitchen Island, Open Floorplan, Pantry, Ceiling Fan(s), No Smoking Home, Storage Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Cooktop, Freezer, Garage Control(s), Range Hood, Window	
Interior Interior Features Appliances	Kitchen Island, Open Floorplan, Pantry, Ceiling Fan(s), No Smoking Home, Storage Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Cooktop, Freezer, Garage Control(s), Range Hood, Window Coverings	
Interior Interior Features Appliances Heating	Kitchen Island, Open Floorplan, Pantry, Ceiling Fan(s), No Smoking Home, Storage Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Cooktop, Freezer, Garage Control(s), Range Hood, Window Coverings In Floor	
Interior Interior Features Appliances Heating Cooling	Kitchen Island, Open Floorplan, Pantry, Ceiling Fan(s), No Smoking Home, Storage Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Cooktop, Freezer, Garage Control(s), Range Hood, Window Coverings In Floor None	
Interior Interior Features Appliances Heating Cooling Has Basement	Kitchen Island, Open Floorplan, Pantry, Ceiling Fan(s), No Smoking Home, Storage Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Cooktop, Freezer, Garage Control(s), Range Hood, Window Coverings In Floor None Yes	
Interior Interior Features Appliances Heating Cooling Has Basement Basement	Kitchen Island, Open Floorplan, Pantry, Ceiling Fan(s), No Smoking Home, Storage Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Cooktop, Freezer, Garage Control(s), Range Hood, Window Coverings In Floor None Yes	
Interior Interior Features Appliances Heating Cooling Has Basement Basement Exterior	Kitchen Island, Open Floorplan, Pantry, Ceiling Fan(s), No Smoking Home, Storage Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Cooktop, Freezer, Garage Control(s), Range Hood, Window Coverings In Floor None Yes Full, Suite	
Interior Interior Features Appliances Heating Cooling Has Basement Basement Exterior Exterior Features	Kitchen Island, Open Floorplan, Pantry, Ceiling Fan(s), No Smoking Home, Storage Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Cooktop, Freezer, Garage Control(s), Range Hood, Window Coverings In Floor None Yes Full, Suite Private Entrance, Rain Gutters	
Interior Interior Features Appliances Heating Cooling Has Basement Basement Exterior Features Lot Description	Kitchen Island, Open Floorplan, Pantry, Ceiling Fan(s), No Smoking Home, Storage Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Cooktop, Freezer, Garage Control(s), Range Hood, Window Coverings In Floor None Yes Full, Suite Private Entrance, Rain Gutters Back Lane, Front Yard, No Neighbours Behind	
Interior Interior Features Appliances Heating Cooling Has Basement Basement Exterior Exterior Features Lot Description Roof	Kitchen Island, Open Floorplan, Pantry, Ceiling Fan(s), No Smoking Home, Storage Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Cooktop, Freezer, Garage Control(s), Range Hood, Window Coverings In Floor None Yes Full, Suite Private Entrance, Rain Gutters Back Lane, Front Yard, No Neighbours Behind Asphalt	

Additional Information

Date ListedMayDays on Market310ZoningR-2

May 30th, 2024 310

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.