# \$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

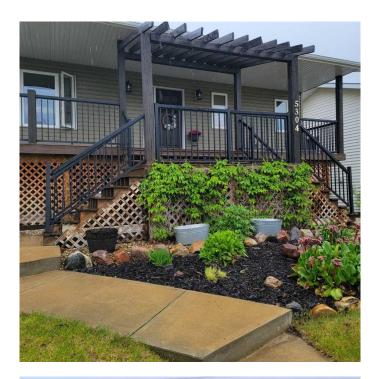
Bedrooms 4

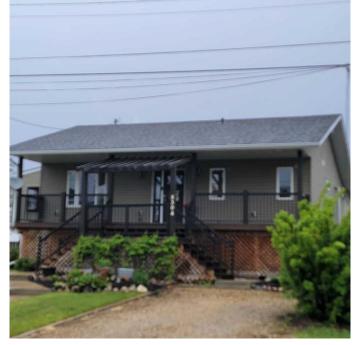
Bathrooms 4.00

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

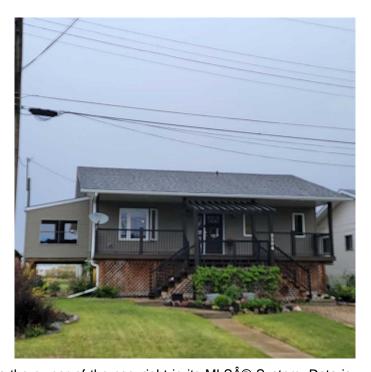
#### **Additional Information**

Date Listed May 30th, 2024

Days on Market 327 Zoning R-2

## **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.