

# \$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 | 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 Listed May 30th, 2024  
Days on Market 350  
Zoning R-2

**Listing Details**

Listing Office Royal LePage Valley Realty



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