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

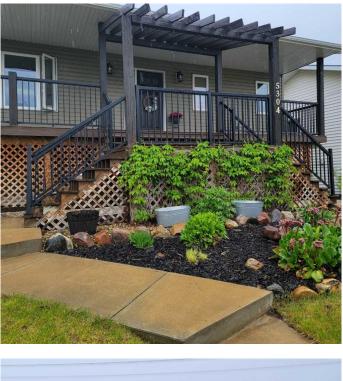
MLS® #A2136009

#### \$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 Infor	mation
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 Caragoa	0
# of Garages	2
# of Galages	2
	2 Storage, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Interior	Storage, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open
Interior Interior Features	Storage, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry Washer/Dryer, Built-In Oven, Dishwasher, Electric Cooktop, Freezer, Garage Control(s), Microwave, Refrigerator, Range Hood, Window
Interior Interior Features Appliances	Storage, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry Washer/Dryer, Built-In Oven, Dishwasher, Electric Cooktop, Freezer, Garage Control(s), Microwave, Refrigerator, Range Hood, Window Coverings
Interior Interior Features Appliances Heating	Storage, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry Washer/Dryer, Built-In Oven, Dishwasher, Electric Cooktop, Freezer, Garage Control(s), Microwave, Refrigerator, Range Hood, Window Coverings In Floor
Interior Interior Features Appliances Heating Cooling	Storage, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry Washer/Dryer, Built-In Oven, Dishwasher, Electric Cooktop, Freezer, Garage Control(s), Microwave, Refrigerator, Range Hood, Window Coverings In Floor None
Interior Interior Features Appliances Heating Cooling Has Basement	Storage, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry Washer/Dryer, Built-In Oven, Dishwasher, Electric Cooktop, Freezer, Garage Control(s), Microwave, Refrigerator, Range Hood, Window Coverings In Floor None Yes
Interior Interior Features Appliances Heating Cooling Has Basement Basement	Storage, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry Washer/Dryer, Built-In Oven, Dishwasher, Electric Cooktop, Freezer, Garage Control(s), Microwave, Refrigerator, Range Hood, Window Coverings In Floor None Yes
Interior Interior Features Appliances Heating Cooling Has Basement Basement Exterior	Storage, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry Washer/Dryer, Built-In Oven, Dishwasher, Electric Cooktop, Freezer, Garage Control(s), Microwave, Refrigerator, Range Hood, Window Coverings In Floor None Yes Full, Suite
Interior Interior Features Appliances Heating Cooling Has Basement Basement Exterior Features	Storage, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry Washer/Dryer, Built-In Oven, Dishwasher, Electric Cooktop, Freezer, Garage Control(s), Microwave, Refrigerator, 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	Storage, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry Washer/Dryer, Built-In Oven, Dishwasher, Electric Cooktop, Freezer, Garage Control(s), Microwave, Refrigerator, 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 Features Lot Description Roof	Storage, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry Washer/Dryer, Built-In Oven, Dishwasher, Electric Cooktop, Freezer, Garage Control(s), Microwave, Refrigerator, 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 Market326ZoningR-2

May 30th, 2024 326

## **Listing Details**

Listing Office

Royal LePage Valley Realty



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