

# \$434,300 - 5514 45 Avenue, Grimshaw

MLS® #A2241598

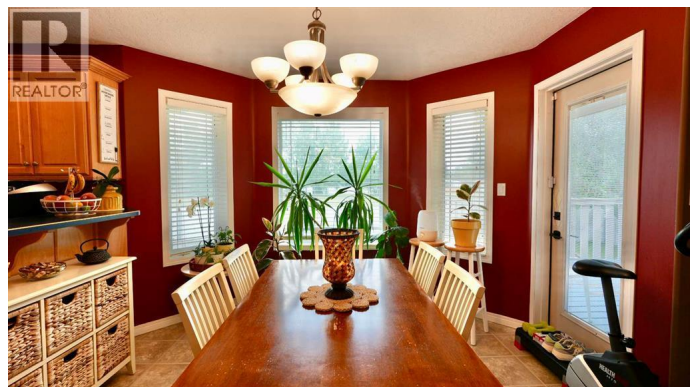
**\$434,300**

5 Bedroom, 3.00 Bathroom, 1,693 sqft

Single Family on 0.18 Acres

N/A, Grimshaw, Alberta

A One-of-a-Kind Home in an Exceptional Grimshaw Location! This immaculate and sprawling 1,693 square foot home offers style, space, and comfort in equal measure—and it's truly a rare find! Tucked away on a quiet street and backing onto lush green space, the property sits on two beautifully landscaped, fully fenced lots. You'll love the curb appeal with its oversized driveway, large back deck, and tasteful gardens that create a peaceful and private outdoor retreat. Step inside and be welcomed by a grand front foyer that leads directly into the heated double garage and the heart of this bright, open-concept home. The custom kitchen with new appliances is a showstopper with its thoughtful layout, eating bar, and abundant cabinetry—ideal for home cooks and entertainers alike. The dining area offers plenty of space to gather and opens onto the back deck through garden doors. The cozy adjoining family room features a gas fireplace, making it the perfect spot to relax. The main floor also boasts a spacious laundry room with built-in cabinetry, three generous bedrooms, and a luxurious primary suite complete with private ensuite. The lower level is an entertainer's dream or a perfect teen hangout, featuring soaring 10-foot ceilings, two large bedrooms, a full bathroom, and a huge rec room with a custom wet bar and a warm, inviting wood stove. Plus, enjoy the comfort of in-floor heating and plenty of storage throughout. This home has it all—space,



style, and a setting thatâ€™s hard to beat.  
Don't miss your chance to own this  
unforgettable propertyâ€”call today to book  
your private viewing! (id:6289)

Built in 2003

**Essential Information**

Listing #	A2241598
Price	\$434,300
Bedrooms	5
Bathrooms	3.00
Square Footage	1,693
Acres	0.18
Year Built	2003
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	5514 45 Avenue
Subdivision	N/A
City	Grimshaw
Province	Alberta
Postal Code	T0H1W0

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, Wet bar, PVC window, No neighbours behind, Level
Parking Spaces	5
Parking	Attached Garage, Garage, Heated Garage
# of Garages	3

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo
Heating	Natural gas Forced air, In Floor Heating
Cooling	None
Fireplace	Yes

# of Fireplaces	2
# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Wood

## Listing Details

Listing Office	RE/MAX Northern Realty
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