



GRASSROOTS
REALTY GROUP

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**333 Grey Street
Granum, Alberta**

MLS # A2215126



\$445,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,597 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions:	NA
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Welcome to 333 Grey Street in Granum — your bright, beautifully updated bungalow awaits! This impressive home has been thoughtfully upgraded from top to bottom and is truly move-in ready. With brand new windows and doors, fresh modern paint, updated flooring, and R50 insulation in the ceiling, every detail has been taken care of for your comfort and peace of mind. Step inside and immediately feel the warmth and brightness of this home, where natural light pours through the large updated windows and modern lighting fixtures add to the airy, open feel. The main floor offers nearly 1,600 square feet of stylish, functional living space, including 3 generously sized bedrooms, 2 full bathrooms, a welcoming living room, a formal dining area, and a modern, updated kitchen that blends practicality with fresh design. The partially developed basement provides plenty of potential for additional living space, a home office, gym, or creative workspace. Outside, you’ll find a double driveway, carport, and detached garage — plus a major bonus: the sale includes the neighboring titled lot, offering endless possibilities for a garden, shop, further development, or just more space to enjoy. Located in the peaceful hamlet of Granum, ideally positioned between Claresholm and Fort Macleod, this home delivers small-town charm with easy access to larger centers. Granum also boasts a scenic lake with a playground, perfect for family fun, and a golf course for those who love the game. Homes with this much value, style, and space don’t come around often — book your private tour today by calling your favorite REALTOR®!