



**5301 49 Avenue
Grimshaw, Alberta**

MLS # A2219899



\$308,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,028 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Private, T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-2
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: 8x10 shed, assorted ceramic tile flooring under the back deck

Custom-Built Elegance on a Prime Corner Lot! From the moment you step inside, this one-of-a-kind home makes a lasting impression. The stunning curved staircase serves as the architectural centerpiece—both a design marvel and a functional statement. Rich hardwood floors, and a spacious eat-in kitchen with a large island and abundant storage all reflect the home's exceptional quality. Stay comfortable year-round with central air conditioning and energy-efficient smart thermostats managing the heating system. The expansive primary suite offers a true retreat, complete with its own private deck. With generous square footage across all three levels—including a fully finished basement—there's no shortage of space for everyday living and entertaining. The double attached, heated garage adds both convenience and comfort. Outdoors, enjoy a private, fully fenced backyard featuring established garden areas, an 8x10 storage shed, and multiple covered decks ideal for relaxing or hosting a barbecue. Distinct from anything currently on the market, this custom-designed home stands out with its character, craftsmanship, and functionality. Come experience it in person—schedule your private showing today and discover the charm for yourself!