



GRASSROOTS
REALTY GROUP

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**5321 45 Avenue
Grimshaw, Alberta**

MLS # A2228851



\$205,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	918 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Lawn, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Res
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: window coverings, shed

Bright, Clean, and Move-In Ready on Grimshaw's West Side! Welcome to this charming and well-maintained home, perfectly located on the desirable West Side of Grimshaw. Built in 2007, this home offers the ideal blend of modern comfort and low-maintenance living—no costly repairs or major renovations needed! Step inside to a spacious, open-concept layout that seamlessly connects the kitchen, dining, and living areas—perfect for entertaining or staying connected with family. The main level features two generous bedrooms and a full bathroom, providing comfortable and functional living space. Downstairs, the full unfinished basement offers endless possibilities. Whether you envision a cozy family room, an extra bedroom, a second bathroom, or a hobby space—the choice is yours! Outside, enjoy the partially fenced yard with a convenient storage shed. It's the perfect size for easy upkeep, with room to make it your own. This home is clean, bright, and just the right size. Don't miss out on this hidden gem—call today to schedule your private showing!