



GRASSROOTS
REALTY GROUP

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5214 45 ST
Grimshaw, Alberta

MLS # A2239118



\$375,999

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,176 sq.ft.	Age:	2001 (24 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Wood	Utilities:	-
Features:	Open Floorplan, Sump Pump(s)		

Inclusions: N/A

This beautiful 1176 square foot home nestled on a corner double lot. This massive lot is fully fenced and has a huge 24x40 heated quadruple car garage with Rv parking on the side. Coming up the large back deck through the main access back door you have a large boot room / mudroom perfect for all the kids. Rounding the corner you will notice the open concept floorplan with a large spacious kitchen, dining room and living room. Down the hall you have a large master bedroom with ensuite, two more additional bedrooms and a 4 piece bathroom. Downstairs they have finished the basement and added in a additional bedroom, along with a massive second bedroom and large bathroom. Also downstairs you have a storage room and laundry room. Don't miss out on this amazing property and call today.