



GRASSROOTS
REALTY GROUP

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**4802 54 Avenue
Grimshaw, Alberta**

MLS # A2239450



\$229,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,539 sq.ft.	Age:	1952 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone
Features:	Built-in Features, Laminate Counters, Pantry, Storage		

Inclusions: existing window blinds, wall unit in the dining room, greenhouse, shed, electric heater in the garage

Full of Charm and Character – A Truly Unique Home! If you're tired of cookie-cutter homes and crave something with personality, warmth, and timeless charm—this is the one for you! Owning a house with this much character has never been easier! This lovingly maintained 1 1/2 storey classic is brimming with rich wood accents, thoughtful details, and a cozy atmosphere that welcomes you the moment you step inside. The spacious back entryway is more than just a mudroom—it's a versatile space that could serve as a second family room, home office, or creative studio. The kitchen is a well-designed gem, making the most of every inch while providing ample storage and workspace. It flows seamlessly into the bright and cheerful dining room—perfect for gatherings or quiet family meals. Across the hall, you'll find a cozy living room anchored by a beautiful wood-burning fireplace, offering both efficient heat and that unmistakable feeling of home. Solid hardwood floors run throughout the main floor, including the in the primary bedroom. Upstairs, you'll find two more large bedrooms, full of charm and natural light—ideal for family, guests, or hobby spaces. Downstairs, the partially finished basement offers even more room to spread out, complete with a 3/4 bathroom, laundry area, cold room, and plenty of storage. Set on two private and spacious lots, this property is a gardener's paradise. Mature landscaping, established garden beds, and a greenhouse create the perfect setting for outdoor enthusiasts. And the roomy detached double garage provides great storage and shelter for your vehicles or toys. Whether you're a lover of heritage details or simply looking for a one-of-a-kind home in a peaceful, private setting, this character-filled beauty checks all the boxes. Come see it for yourself—you'll fall in

love!