



GRASSROOTS
REALTY GROUP

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4306 54 Street
Grimshaw, Alberta

MLS # A2264367



\$209,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,103 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully refreshed 1,100 sq. ft. home that's move-in ready and full of charm. Step inside to find a bright, modern space featuring recent updates throughout, including stylish kitchen renovations, an upgraded bathrooms, and newer flooring that ties everything together perfectly. The main level offers a functional layout with a warm and inviting living area, an updated kitchen with plenty of cupboard space, and comfortable bedrooms for the whole family. Downstairs, the fully finished basement provides even more living space — with a bedroom, large rec room, 3/4 bath, laundry and another room that would be good for a den or home office. Outside, enjoy a large fenced yard that's perfect for kids, pets, or summer entertaining. Located on a quiet residential street, this home offers comfort, space, and convenience close to schools and amenities. If you're looking for an affordable, updated home with plenty of room to enjoy both inside and out — this one is worth a look!