



GRASSROOTS
REALTY GROUP

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**4314 54 Street
Grimshaw, Alberta**

MLS # A2276962



\$253,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	910 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this charming and inviting home where comfort, functionality, and thoughtful updates come together seamlessly. The main floor offers three well-appointed bedrooms and a full bathroom, while the fully finished lower level adds exceptional versatility with a spacious fourth bedroom and an additional 3/4 bathroom—perfect for guests, a growing family, or a private retreat. Fresh paint and new flooring throughout create a bright, move-in-ready atmosphere, complemented by numerous updates and upgrades completed over the years, making this home an easy and confident choice. The open, combined kitchen, living, and dining areas provide a welcoming space to gather, entertain, and enjoy everyday living. Space is never an issue here, with the home fully finished on both levels and designed to make the most of every square foot. Step outside to enjoy a large, fully fenced yard featuring a back deck ideal for relaxing or hosting summer get-togethers. Adding even more value is the impressive 20' x 24' detached, insulated garage, offering parking for two vehicles plus ample room for storage or hobbies. This humble gem offers everything you need—inside and out—to truly feel at home. Come see for yourself why this property is such a wonderful place to call your own!