

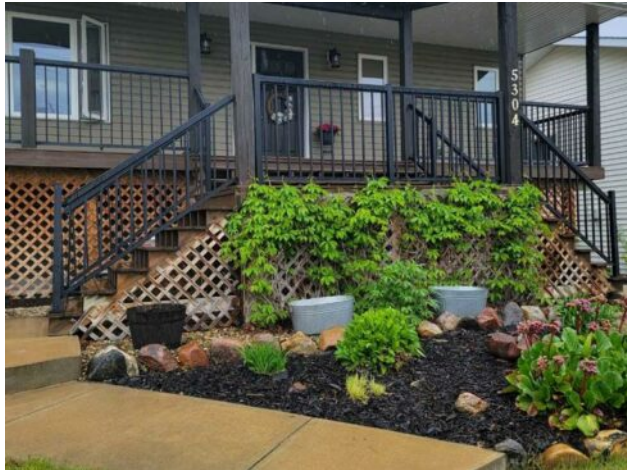


GRASSROOTS
REALTY GROUP

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5304 54 Avenue
Grimshaw, Alberta

MLS # A2136009



\$339,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,267 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	4
Garage:	Additional Parking, Alley Access, Attached Carport, Double Garage Attached,		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, No Neighbours Behind		

Heating:	In Floor	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete, Wood	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: N/A

You're going to adore the charm and sophistication of this home. From the stunning modern kitchen to the 3-season sunroom, in-floor heat, and beautiful custom tile work, this home offers both comfort and elegance. The fully legal, self-contained suite in the lower level features large, bright windows and its own separate entry. This layout is perfect for those looking to live on the top floor while renting the lower unit, or for investors seeking rental income from both levels. The 23x24 attached garage includes a large storage mezzanine for the main floor, and there's a 23x12 powered carport for the lower-level tenant. All of this is nestled on a quiet low-traffic street. Affordable, classy, and chic, this home is full of personality and may just find its way onto your "most wanted list".