

# \$317,900 - 4429 54 Street, Grimshaw

MLS® #A2184379

**\$317,900**

4 Bedroom, 3.00 Bathroom, 1,692 sqft  
Residential on 0.16 Acres

NONE, Grimshaw, Alberta

Not many properties will appeal to the home buyer as much as this one will!! Almost 1700 sq ft of main floor and upper area space that contains 4 bedrooms, 3 bathrooms, 2 living room/rec rooms, main floor laundry fence yard, direct access to a park/playground and a double car heated garage garage. Also additional living space of about 300 sq ft on the lower level that offers another recreation area and a large room that can have multiple uses plus a 500+ sq ft storage area that contains the mechanical and electrical components Immediate access into the home from the garage with ample space in the landing area plus a 3 piece bathroom right there to wash up without going through the entire house. The living room is directly off the dining room and features a wood burning fireplace. The custom oak kitchen has plenty of cupboards, and a breakfast/office nook with access to the second living room area that has patio door access on to the back deck and yard. The master bedroom offers a large closet and through access to the 3 piece en suite The chain link fence wraps the property and contains the backyard which has apple trees, garden spot and shed with power. There is a large gate to the backyard off the alley and a gravel spot for your camper or boat offering security and peace of mind - the backyard also offers direct access to the public playground directly adjacent Some of the recent updates include shingles, , furnace, some PVC windows, composite decking, some



bathroom fixtures, electrical, water lines,  
shower in master bedroom and HWT tank. The  
sign is up!!! Cal today!!!

Built in 1980

### **Essential Information**

MLS® #	A2184379
Price	\$317,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,692
Acres	0.16
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### **Community Information**

Address	4429 54 Street
Subdivision	NONE
City	Grimshaw
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H1W0

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas, Mid Efficiency
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting, Pie Shaped Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 23rd, 2024
Days on Market	103
Zoning	R

### **Listing Details**

Listing Office	Century 21 Town and Country Realty
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