

# \$275,000 - 4618 54 Ave, Grimshaw

MLS® #A2212251

**\$275,000**

4 Bedroom, 2.00 Bathroom, 1,074 sqft

Residential on 0.14 Acres

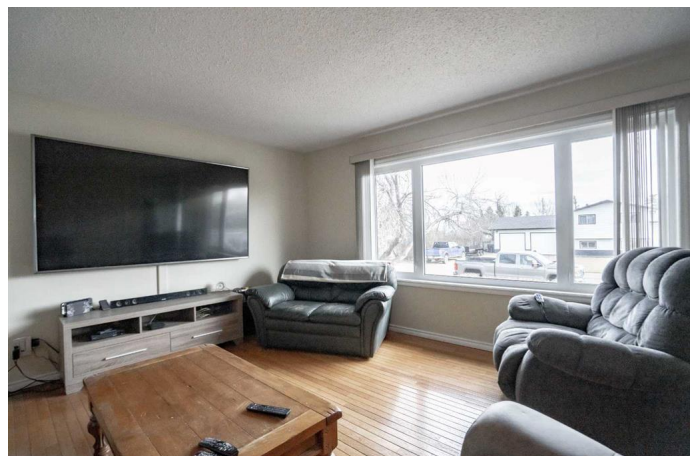
NONE, Grimshaw, Alberta

This beautifully updated 1074 sq. ft. four-level split home offers 4 bedrooms and 2 bathrooms with modern comfort and style. Walking in the home you will notice hardwood throughout the main floor and second level. Key renovations completed in 2016 a fully renovated kitchen with new stainless steel appliances and a beautiful bathroom with marble tile shower and contemporary finishes. New tinted windows throughout enhance both the home's energy efficiency and curb appeal, while new doors, siding, decks and walkways, soffits, eavestrough and shingles complete the exterior updates. Enjoy your beautiful fully fenced backyard on your large deck the added convenience of a double detached garage, offering plenty of space for parking or storage. With its ideal layout and thoughtful upgrades, this home is move-in ready and perfect for families looking for a blend of style and functionality. Don't miss out on this property and call today for a viewing!

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2212251  |
| Price          | \$275,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,074     |



|            |               |
|------------|---------------|
| Acres      | 0.14          |
| Year Built | 1978          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 4 Level Split |
| Status     | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 4618 54 Ave            |
| Subdivision | NONE                   |
| City        | Grimshaw               |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T0H1W0                 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | See Remarks                                                 |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                  |
| Cooling           | None                                                        |
| Has Basement      | Yes                                                         |
| Basement          | Full, Partially Finished                                    |

### **Exterior**

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Yard                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                    |
| Construction      | Wood Frame                                         |
| Foundation        | Poured Concrete                                    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 32               |
| Zoning         | R-2              |

**Listing Details**

Listing Office                      Grassroots Realty Group Ltd.

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