

4314 54 Street  
Grimshaw, Alberta

MLS # A2276962



**\$253,000**

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

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