# \$435,000 - 4417 52a Street, Grimshaw

MLS® #A2211781

# \$435,000

3 Bedroom, 3.00 Bathroom, 1,452 sqft Residential on 0.16 Acres

NONE, Grimshaw, Alberta

Beautiful, classic two-storey home with lots of extras and the price includes the huge lot next door. The home offers 1452 sq. ft., a covered veranda in the front, a concrete driveway with a sidewalk, double heated attached garage, inviting floorplan, gorgeous living room with very high ceilings, gas fireplace, lots of big windows that make it sunny and bright, gourmet kitchen and dining, granite countertop with tile backsplash, wall high cabinets, half bathroom on the main floor, upstairs provides you with 3 good sized bedrooms, 2 bathrooms, primary bedroom ensuite with a corner jet tub, separate shower and double sink vanitys and conveniently setup laundry, develop the basement to suit your needs. Great location on the West Side of Grimshaw. If you are looking for a huge yard, then this the place for you. Priced to SELL so call for your appointment to view.



### **Essential Information**

MLS® # A2211781 Price \$435,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,452

Acres 0.16







Year Built 2015

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

# **Community Information**

Address 4417 52a Street

Subdivision NONE

City Grimshaw

County Peace No. 135, M.D. of

Province Alberta
Postal Code T0H1W0

## **Amenities**

Utilities Electricity Available, Natural Gas Available

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached

# of Garages 2

### Interior

Interior Features Breakfast Bar, Double Vanity, High Ceilings, Vinyl Windows, Jetted Tub,

Kitchen Island, Open Floorplan, Recessed Lighting

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

## **Exterior**

Exterior Features Other

Lot Description Landscaped

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed April 14th, 2025

Days on Market 204 Zoning R2

# **Listing Details**

Listing Office Royal LePage Valley Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.