

# \$395,000 - 4417 52a Street, Grimshaw

MLS® #A2211781

**\$395,000**

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. 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 vanities 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, the lot next door is for sale as well. Priced to SELL so call for your appointment to view.

Built in 2015

## Essential Information

MLS® #	A2211781
Price	\$395,000
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	Double Garage Attached, Concrete Driveway
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Vinyl Windows
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, Unfinished

### **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	111
Zoning	R2

## **Listing Details**

Listing Office	Royal LePage Valley Realty
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