

# \$308,000 - 5301 49 Avenue, Grimshaw

MLS® #A2219899

**\$308,000**

3 Bedroom, 4.00 Bathroom, 2,028 sqft

Residential on 0.19 Acres

NONE, Grimshaw, Alberta

Custom-Built Elegance on a Prime Corner Lot! From the moment you step inside, this one-of-a-kind home makes a lasting impression. The stunning curved staircase serves as the architectural centerpiece—both a design marvel and a functional statement. Rich hardwood floors, and a spacious eat-in kitchen with a large island and abundant storage all reflect the home's exceptional quality. Stay comfortable year-round with central air conditioning and energy-efficient smart thermostats managing the heating system. The expansive primary suite offers a true retreat, complete with its own private deck. With generous square footage across all three levels—including a fully finished basement—there's no shortage of space for everyday living and entertaining. The double attached, heated garage adds both convenience and comfort. Outdoors, enjoy a private, fully fenced backyard featuring established garden areas, an 8x10 storage shed, and multiple covered decks ideal for relaxing or hosting a barbecue. Distinct from anything currently on the market, this custom-designed home stands out with its character, craftsmanship, and functionality. Come experience it in person—schedule your private showing today and discover the charm for yourself!

Built in 1981

## Essential Information



MLS® #	A2219899
Price	\$308,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	2,028
Acres	0.19
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	5301 49 Avenue
Subdivision	NONE
City	Grimshaw
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H 1W0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Crawl Space, Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Private, Treed

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	59
Zoning	R-2

### **Listing Details**

Listing Office	RE/MAX Northern Realty
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