# \$434,300 - 5514 45 Avenue, Grimshaw

MLS® #A2241598

# \$434,300

5 Bedroom, 3.00 Bathroom, 1,693 sqft Residential on 0.18 Acres

NONE, Grimshaw, Alberta

A One-of-a-Kind Home in an Exceptional Grimshaw Location! This immaculate and sprawling 1,693 square foot home offers style, space, and comfort in equal measureâ€"and it's truly a rare find! Tucked away on a quiet street and backing onto lush green space, the property sits on two beautifully landscaped, fully fenced lots. You'll love the curb appeal with its oversized driveway, large back deck, and tasteful gardens that create a peaceful and private outdoor retreat. Step inside and be welcomed by a grand front foyer that leads directly into the heated double garage and the heart of this bright, open-concept home. The custom kitchen with new appliances is a showstopper with its thoughtful layout, eating bar, and abundant cabinetryâ€"ideal for home cooks and entertainers alike. The dining area offers plenty of space to gather and opens onto the back deck through garden doors. The cozy adjoining family room features a gas fireplace, making it the perfect spot to relax. The main floor also boasts a spacious laundry room with built-in cabinetry, three generous bedrooms, and a luxurious primary suite complete with private ensuite. The lower level is an entertainer's dream or a perfect teen hangout, featuring soaring 10-foot ceilings, two large bedrooms, a full bathroom, and a huge rec room with a custom wet bar and a warm, inviting wood stove. Plus, enjoy the comfort of in-floor heating and plenty of storage throughout. This home has it allâ€"space,







style, and a setting that's hard to beat. Don't miss your chance to own this unforgettable propertyâ€"call today to book your private viewing!

#### Built in 2003

#### **Essential Information**

MLS® # A2241598 Price \$434,300

Bedrooms 5
Bathrooms 3.00
Full Baths 3

Square Footage 1,693 Acres 0.18 Year Built 2003

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 5514 45 Avenue

Subdivision NONE

City Grimshaw

County Peace No. 135, M.D. of

Province Alberta
Postal Code T0H 1W0

#### **Amenities**

Parking Spaces 5

Parking Double Garage Attached, Heated Garage

# of Garages 2

#### Interior

Interior Features Breakfast Bar, High Ceilings, Laminate Counters, Open Floorplan,

Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating In Floor, Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 2

Fireplaces Basement, Family Room, Gas, Wood Burning Stove

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, No

Neighbours Behind, Rectangular Lot, Subdivided

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Wood

### **Additional Information**

Date Listed July 20th, 2025

Days on Market 102 Zoning R-1

# **Listing Details**

Listing Office RE/MAX Northern Realty

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