

# \$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        | Concrete Driveway, Double Garage Attached    |
| # 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 | 22               |
| Zoning         | R2               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Valley Realty |
|----------------|----------------------------|

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