

# \$205,000 - 5321 45 Avenue, Grimshaw

MLS® #A2228851

**\$205,000**

2 Bedroom, 1.00 Bathroom, 918 sqft

Residential on 0.09 Acres

NONE, Grimshaw, Alberta

Bright, Clean, and Move-In Ready on  
Grimshaw's West Side!

Welcome to this charming and well-maintained home, perfectly located on the desirable West Side of Grimshaw. Built in 2007, this home offers the ideal blend of modern comfort and low-maintenance living—no costly repairs or major renovations needed!

Step inside to a spacious, open-concept layout that seamlessly connects the kitchen, dining, and living areas—perfect for entertaining or staying connected with family. The main level features two generous bedrooms and a full bathroom, providing comfortable and functional living space. Downstairs, the full unfinished basement offers endless possibilities. Whether you envision a cozy family room, an extra bedroom, a second bathroom, or a hobby space—the choice is yours! Outside, enjoy the partially fenced yard with a convenient storage shed. It's the perfect size for easy upkeep, with room to make it your own. This home is clean, bright, and just the right size. Don't miss out on this hidden gem—call today to schedule your private showing!

Built in 2007

## Essential Information

MLS® # A2228851

Price \$205,000



|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 918         |
| Acres          | 0.09        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 5321 45 Avenue         |
| Subdivision | NONE                   |
| City        | Grimshaw               |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T0H 1W0                |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | See Remarks                                      |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                                 |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Lawn, See Remarks        |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Wood                     |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 10             |
| Zoning         | Res            |

### **Listing Details**

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

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