

# \$444,000 - 4405 56 Street, Grimshaw

MLS® #A2241851

**\$444,000**

5 Bedroom, 3.00 Bathroom, 1,215 sqft

Residential on 0.18 Acres

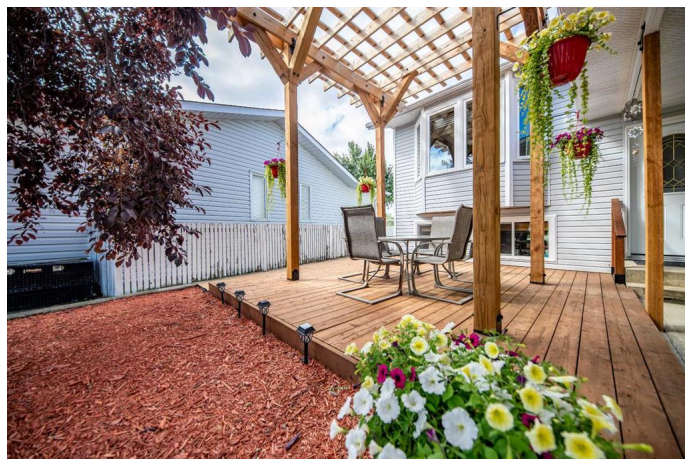
NONE, Grimshaw, Alberta

Discover this immaculate home nestled in the charming community of Grimshaw. Embrace the tranquility of small-town living with no rear neighbors. This spacious open-concept home boasts 5 generous bedrooms and 3 full bathrooms, ideal for a growing family. Recent updates include fresh paint throughout most of the home within the last few years, a new hot water tank installed two years ago, and a new washing machine just last year. Enjoy the beautifully landscaped front yard done this spring, complete with a stunning pergola built last spring for memorable family outdoor gatherings. In the backyard, you'll find delightful peonies lining the house's edge, complemented by a newly constructed walkway. Plus, take advantage of the spacious heated storage shed conveniently located under the rear deck for all your outdoor toys. Don't miss out on the opportunity to call this beautiful home yours!

Built in 1989

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2241851  |
| Price          | \$444,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,215     |
| Acres          | 0.18      |



|            |             |
|------------|-------------|
| Year Built | 1989        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4405 56 Street         |
| Subdivision | NONE                   |
| City        | Grimshaw               |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T0H 1W0                |

### Amenities

|                |                                                                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 8                                                                                                                                                           |
| Parking        | Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad, RV Access/Parking |
| # of Garages   | 2                                                                                                                                                           |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, Open Floorplan, Pantry                                                                        |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Convection Oven, Disposal |
| Heating           | Forced Air, Natural Gas                                                                                                                                      |
| Cooling           | Rough-In                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                            |
| Fireplaces        | Basement, Gas                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                                               |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Storage                          |
| Lot Description   | Back Yard, Front Yard, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                                         |
| Construction      | Vinyl Siding                                            |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 24th, 2025  
Days on Market                15  
Zoning                              RE

**Listing Details**

Listing Office                    Grassroots Realty Group Ltd.

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