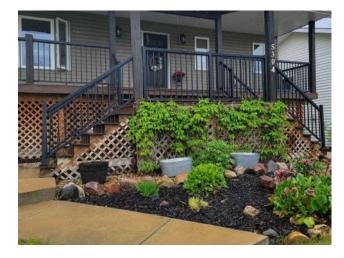


780-814-1126 tallon@tallonjebb.ca

5304 54 Avenue Grimshaw, Alberta

MLS # A2136009



\$339,000

Division:	NONE					
Туре:	Residential/Hou	se				
Style:	Bungalow					
Size:	1,267 sq.ft.	Age:	2014 (10 yrs old)			
Beds:	4	Baths:	4			
Garage:	Additional Parking, Alley Access, Attached Carport, Double Garage Atta					
Lot Size:	0.07 Acre					
Lot Feat:	Back Lane, Front Yard, No Neighbours Behind					
	Water:	-				
	Sewer:	-				
	Condo F	ee: -				

Heating:	In Floor	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete, Wood	Utilities:	Electricity Connected, Natural Gas Connected, Garba
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pant	try, Storage	

Inclusions: N/A

You will love the charm and sophistication of this home. Featuring an amazing modern kitchen, 3-season sun room, in-floor heat, lovely custom tile work. This home offers a legal, fully self-contained suite in the lower level; with wonderful large and bright windows and its own separate entry. This is the perfect home for you to live on the top floor, with a downstairs rental unit...OR...for an investor to realize income from both top and bottom levels. There is a 23x24 heated double garage with a large storage mezzanine for the main floors use. Plus there is a 23x12 powered carport for the downstairs tenant. All this is tucked away on a low traffic street. Its affordable, classy and chic. This home is full of personality and may turn out to be on your "most wanted list"