

**5304 54 Avenue**  
**Grimshaw, Alberta**

**MLS # A2136009**



**\$339,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,267 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Additional Parking, Alley Access, Attached Carport, Double Garage Attached,		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, No Neighbours Behind		

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