

**5301 49 Avenue
Grimshaw, Alberta**

MLS # A2150153



\$319,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,028 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Private, T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-2
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: 8x10 shed, couch, love seat, chair and 3 tables on back covered deck, assorted ceramic tile flooring under the back deck

Custom built beauty on a large corner lot! This house impresses the moment you walk in. The custom curved staircase is the showpiece of the home and wows with its beauty and functionality. Rich hardwood floors, custom tile work, large eat-in kitchen with large island and plenty of storage, central air conditioning, smart thermostats to efficiently run the heating system, gigantic primary suite with private deck...there is no shortage of amazing features here to help you fall in love. There is also plenty of square footage for living, not only on the upper two levels but also when you add in the fully finished basement. The double attached and heated garage is another nice feature as is the private back yard that is fully fenced and offers great gardening spots and an 8x10 shed for extra storage. Outdoor living is very easy here with the two covered back decks and outdoor deck area which is perfect for the BBQ! Unlike anything currently on the market, this custom rich home breaks the mould with all of its unique, character features while offering the space and useability that everyone desires. Don't just rely on the description here but instead book your private showing to see this architectural delight for yourself!