

# \$389,000 - 5214 45 St, Grimshaw

MLS® #A2239118

## \$389,000

5 Bedroom, 3.00 Bathroom, 1,176 sqft

Residential on 0.27 Acres

NONE, Grimshaw, Alberta

This beautiful 1176 square foot home nestled on a corner double lot. This massive lot is fully fenced and has a huge 24x40 heated quadruple car garage with Rv parking on the side. Coming up the large back deck through the main access back door you have a large boot room / mudroom perfect for all the kids. Rounding the corner you will notice the open concept floorplan with a large spacious kitchen, dining room and living room. Down the hall you have a large master bedroom with ensuite, two more additional bedrooms and a 4 piece bathroom. Downstairs they have finished the basement and added in a additional bedroom, along with a massive second bedroom and large bathroom. Also downstairs you have a storage room and laundry room. Don't miss out on this amazing property and call today.

Built in 2001

## Essential Information

MLS® #	A2239118
Price	\$389,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,176
Acres	0.27



Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5214 45 St
Subdivision	NONE
City	Grimshaw
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H1W0

### Amenities

Parking Spaces	8
Parking	Quad or More Detached
# of Garages	4

### Interior

Interior Features	Open Floorplan, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### Additional Information

Date Listed	July 11th, 2025
Days on Market	13

Zoning

R2

## **Listing Details**

Listing Office

Grassroots Realty Group Ltd.

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