



5514 45 Avenue , Grimshaw, Alberta - \$434,300



Main Photo

Property Description

A One-of-a-Kind Home in an Exceptional Grimshaw Location! This immaculate and sprawling 1,693 square foot home offers style, space, and comfort in equal measure—and it's truly a rare find! Tucked away on a quiet street and backing onto lush green space, the property sits on two beautifully landscaped, fully fenced lots. You'll love the curb appeal with its oversized driveway, large back deck, and tasteful gardens that create a peaceful and private outdoor retreat. Step inside and be welcomed by a grand front foyer that leads directly into the heated double garage and the heart of this bright, open-concept home. The custom kitchen with new appliances is a showstopper with its thoughtful layout, eating bar, and abundant cabinetry—ideal for home cooks and entertainers alike. The dining area offers plenty of space to gather



and opens onto the back deck through garden doors. The cozy adjoining family room features a gas fireplace, making it the perfect spot to relax. The main floor also boasts a spacious laundry room with built-in cabinetry, three generous bedrooms, and a luxurious primary suite complete with private ensuite. The lower level is an entertainer's dream or a perfect teen hangout, featuring soaring 10-foot ceilings, two large bedrooms, a full bathroom, and a huge rec room with a custom wet bar and a warm, inviting wood stove. Plus, enjoy the comfort of in-floor heating and plenty of storage throughout. This home has it all—space, style, and a setting that's hard to beat. Don't miss your chance to own this unforgettable property—call today to book your private viewing!

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