

# \$219,000 - 4317 54 Street, Grimshaw

MLS® #A2235059

**\$219,000**

3 Bedroom, 1.00 Bathroom, 936 sqft

Residential on 0.17 Acres

NONE, Grimshaw, Alberta

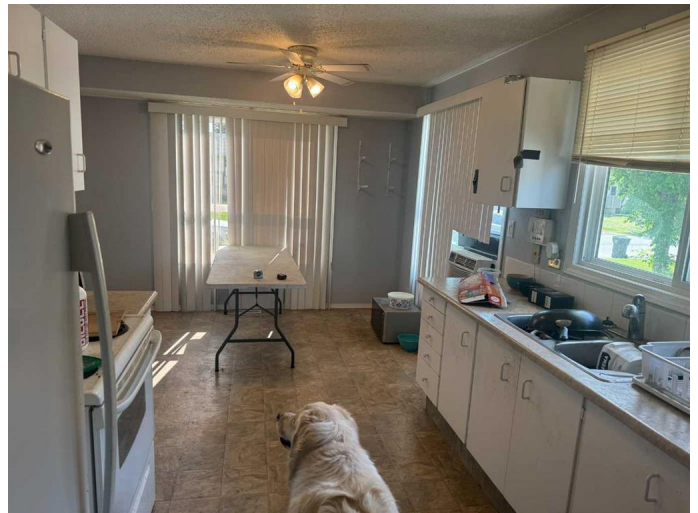
Located on the west side of Grimshaw, this charming 3-bedroom, 1-bathroom home is full of potential and ready for new owners. Built in 1979 and offering 928 sq.ft. of comfortable living space on the main level, it also features a finished basement with a family room, bonus room and utility/laundry room that expands your living and storage options. The fenced backyard Has a garden area and some fruit trees, great for kids and pets, and the 24' x 16' heated garage Offers room for a vehicle as well as storage.

This home would be ideal for a smaller family, first-time buyers, or savvy investors looking to add to their portfolio. Situated on a mature lot in a family neighborhood, it provides easy access to schools, parks, and other local amenities.

Built in 1979

## Essential Information

MLS® #	A2235059
Price	\$219,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	936
Acres	0.17
Year Built	1979



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4317 54 Street
Subdivision	NONE
City	Grimshaw
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H 1W0

### Amenities

Parking Spaces	2
Parking	Off Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, City Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 6th, 2025
Days on Market	5
Zoning	R2

### Listing Details

Listing Office

Royal LePage Valley Realty

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