

# \$394,400 - 332 Grey Street, Granum

MLS® #A2268290

**\$394,400**

4 Bedroom, 2.00 Bathroom, 1,693 sqft

Residential on 0.28 Acres

NONE, Granum, Alberta

This is it! This gorgeous four bedroom, two bathroom heritage home on a HUGE double lot in the friendly community of Granum is ready for you to call home. Just move in and enjoy all the updates that have already been done for you - no renovations needed! This two story beauty has had virtually everything updated over the last five years, including: all new windows and doors, exterior and interior paint, TWO brand new bathrooms, complete kitchen remodel with quality cabinets, all new flooring, new appliances (2021), fencing, metal roof, garage roof deck and shingles, hot water tank (2018), Furnace approximately (2015). The main floor features a semi-open floor plan, with cased openings between living and dining areas. The fully update white kitchen and dining area is bright and sunny with windows on the east and west sides of the home, for morning and evening sun. The main floor also hosts a bedroom or office, as well as your new three piece bathroom and laundry area, and easy access to your private patio and yard out the back. Heading upstairs you'll find a large flex space, your primary bedroom, two bedrooms for the kiddos and a beautiful new four piece bathroom with a soaker tub. Let's head outside to your amazing yard and garden! This manicured 100 x 120 yard has virtually everything you need to fill your summers with blooms, berries and honey bees, including: raspberries, saskatoons, blueberries, strawberries, cherries, grapes, rhubarb and whatever veggies you choose to



grow in your raised beds. There's also ample room for parking your RV, as well as TWO GARAGES ( 14 x 22 and 12.5 x 18). If that's not enough space for your motorized toys, there's still loads of room to build your dream garage here. This property has so much to offer anyone looking to get out of the bigger centres and soak up small town life. It has all the benefits of living in town, like town water, sewer and garbage pick up, but with the open space and privacy country living. It's the perfect scenario! If this sounds like the lifestyle and home for you, reach out to your favourite REALTOR® to book a showing today!

Built in 1940

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2268290    |
| Price          | \$394,400   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,693       |
| Acres          | 0.28        |
| Year Built     | 1940        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 332 Grey Street              |
| Subdivision | NONE                         |
| City        | Gratum                       |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 1A0                      |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Front Drive, Off Street, Single Garage Detached |
| # of Garages   | 1                                               |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), French Door, Kitchen Island, Open Floorplan, Vinyl Windows |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer       |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Storage                                  |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped |
| Roof              | Metal                                                          |
| Construction      | Wood Frame, Aluminum Siding                                    |
| Foundation        | Poured Concrete                                                |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 5th, 2025 |
| Zoning      | R                  |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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