

# \$308,000 - 5301 49 Avenue, Grimshaw

MLS® #A2219899

**\$308,000**

3 Bedroom, 4.00 Bathroom, 2,028 sqft

Residential on 0.19 Acres

NONE, Grimshaw, Alberta

Custom-Built Elegance on a Prime Corner Lot! From the moment you step inside, this one-of-a-kind home makes a lasting impression. The stunning curved staircase serves as the architectural centerpiece—both a design marvel and a functional statement. Rich hardwood floors, and a spacious eat-in kitchen with a large island and abundant storage all reflect the home's exceptional quality. Stay comfortable year-round with central air conditioning and energy-efficient smart thermostats managing the heating system. The expansive primary suite offers a true retreat, complete with its own private deck. With generous square footage across all three levels—including a fully finished basement—there's no shortage of space for everyday living and entertaining. The double attached, heated garage adds both convenience and comfort. Outdoors, enjoy a private, fully fenced backyard featuring established garden areas, an 8x10 storage shed, and multiple covered decks ideal for relaxing or hosting a barbecue. Distinct from anything currently on the market, this custom-designed home stands out with its character, craftsmanship, and functionality. Come experience it in person—schedule your private showing today and discover the charm for yourself!

Built in 1981

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2219899      |
| Price          | \$308,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 2,028         |
| Acres          | 0.19          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 5301 49 Avenue         |
| Subdivision | NONE                   |
| City        | Grimshaw               |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T0H 1W0                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Chandelier, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Crawl Space, Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Storage  |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Private, Treed |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingle    |
| Construction | Stucco, Wood Frame |
| Foundation   | Wood               |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 50            |
| Zoning         | R-2           |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Northern Realty |
|----------------|------------------------|

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