

# \$205,000 - 5321 45 Avenue, Grimshaw

MLS® #A2228851

**\$205,000**

2 Bedroom, 1.00 Bathroom, 918 sqft

Residential on 0.09 Acres

NONE, Grimshaw, Alberta

Bright, Clean, and Move-In Ready on  
Grimshaw's West Side!

Welcome to this charming and well-maintained home, perfectly located on the desirable West Side of Grimshaw. Built in 2007, this home offers the ideal blend of modern comfort and low-maintenance living—no costly repairs or major renovations needed!

Step inside to a spacious, open-concept layout that seamlessly connects the kitchen, dining, and living areas—perfect for entertaining or staying connected with family. The main level features two generous bedrooms and a full bathroom, providing comfortable and functional living space. Downstairs, the full unfinished basement offers endless possibilities. Whether you envision a cozy family room, an extra bedroom, a second bathroom, or a hobby space—the choice is yours! Outside, enjoy the partially fenced yard with a convenient storage shed. It's the perfect size for easy upkeep, with room to make it your own. This home is clean, bright, and just the right size. Don't miss out on this hidden gem—call today to schedule your private showing!

Built in 2007

## Essential Information

MLS® # A2228851

Price \$205,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	918
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	5321 45 Avenue
Subdivision	NONE
City	Grimshaw
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H 1W0

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	12
Zoning	Res

## **Listing Details**

Listing Office	Royal LePage Valley Realty
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.