

# \$220,000 - 4811 53 Avenue, Grimshaw

MLS® #A2240424

**\$220,000**

3 Bedroom, 1.00 Bathroom, 863 sqft

Residential on 0.14 Acres

NONE, Grimshaw, Alberta

Affordable & Updated Starter Home on  
Grimshaw's East Side

This charming 846 sq. ft. home, built in 1961 and located on Grimshaw's east side, is ready for its next chapter. The main floor features an eat-in kitchen that flows into a cozy living room, two bedrooms, and a fully updated four-piece bathroom (2022). Downstairs, you'll find a spacious family room, a third bedroom, laundry area, and a large storage room offering plenty of space and flexibility.

Outside, enjoy the partially fenced backyard with a covered deck, perfect for relaxing or entertaining, plus a handy storage sheds for all your extras. Several key upgrades over the years add to the value and peace of mind, including a new roof in 2024 and a rebuilt furnace in 2023.

Whether you're a first-time buyer, downsizing, or investing, this home is worth a look. Book your showing today!

Built in 1960

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2240424  |
| Price          | \$220,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 863       |



|            |             |
|------------|-------------|
| Acres      | 0.14        |
| Year Built | 1960        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 4811 53 Avenue         |
| Subdivision | NONE                   |
| City        | Grimshaw               |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T0H 1W0                |

### **Amenities**

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 3                             |
| Parking        | Concrete Driveway, Off Street |

### **Interior**

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

### **Exterior**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 30              |

Zoning

R2

## **Listing Details**

Listing Office

Royal LePage Valley Realty

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