

\$434,300 - 5514 45 Avenue, Grimshaw

MLS® #A2241598

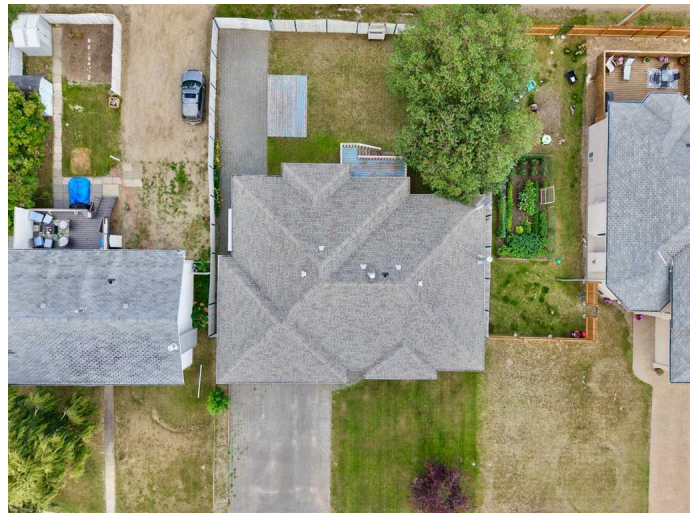
\$434,300

5 Bedroom, 3.00 Bathroom, 1,693 sqft

Residential on 0.18 Acres

NONE, Grimshaw, Alberta

A One-of-a-Kind Home in an Exceptional Grimshaw Location! This immaculate and sprawling 1,693 square foot home offers style, space, and comfort in equal measure—and it's truly a rare find! Tucked away on a quiet street and backing onto lush green space, the property sits on two beautifully landscaped, fully fenced lots. You'll love the curb appeal with its oversized driveway, large back deck, and tasteful gardens that create a peaceful and private outdoor retreat. Step inside and be welcomed by a grand front foyer that leads directly into the heated double garage and the heart of this bright, open-concept home. The custom kitchen with new appliances is a showstopper with its thoughtful layout, eating bar, and abundant cabinetry—ideal for home cooks and entertainers alike. The dining area offers plenty of space to gather and opens onto the back deck through garden doors. The cozy adjoining family room features a gas fireplace, making it the perfect spot to relax. The main floor also boasts a spacious laundry room with built-in cabinetry, three generous bedrooms, and a luxurious primary suite complete with private ensuite. The lower level is an entertainer's dream or a perfect teen hangout, featuring soaring 10-foot ceilings, two large bedrooms, a full bathroom, and a huge rec room with a custom wet bar and a warm, inviting wood stove. Plus, enjoy the comfort of in-floor heating and plenty of storage throughout. This home has it all—space,



style, and a setting that's hard to beat.
Don't miss your chance to own this
unforgettable property—call today to book
your private viewing!

Built in 2003

Essential Information

MLS® #	A2241598
Price	\$434,300
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,693
Acres	0.18
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5514 45 Avenue
Subdivision	NONE
City	Grimshaw
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H 1W0

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Heated Garage
# of Garages	2

Interior

Interior Features	High Ceilings, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Microwave Hood Fan

Heating	Forced Air, Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Family Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, No Neighbours Behind, Rectangular Lot, Landscaped, Level, Subdivided
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	July 20th, 2025
Days on Market	6
Zoning	R-1

Listing Details

Listing Office	RE/MAX Northern 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.