

# \$434,300 - 5514 45 Avenue, Grimshaw

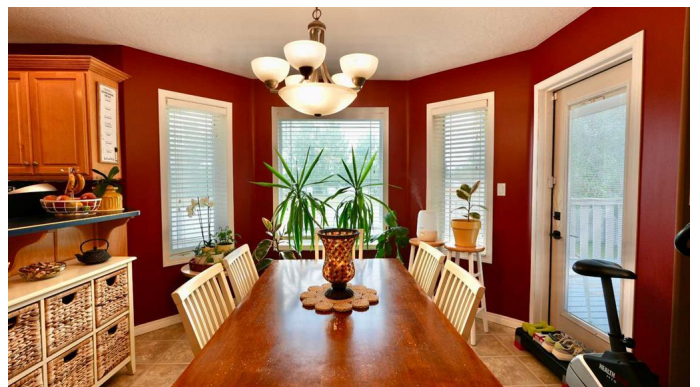
MLS® #A2241598

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

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

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 20th, 2025 |
| Days on Market | 98              |
| Zoning         | R-1             |

## Listing Details

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

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