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5301 49 Avenue
Grimshaw, Alberta

MLS # A2219899



\$308,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-2
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s)		
Inclusions:	8x10 shed, assorted ceramic tile flooring under the back deck		

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!