

# \$220,000 - 5422 47 Avenue, Grimshaw

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MLS® #A2259160

## \$220,000

3 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential on 0.21 Acres

NONE, Grimshaw, Alberta

Welcome to this well-kept 1979 bilevel home in Grimshaw, offering a practical layout and plenty of potential for your family. With 3 bedrooms and 1.5 bathrooms, this home provides the space and comfort you need, paired with a warm and inviting atmosphere. The main floor features a bright living area, a functional kitchen with room for family meals, and a dining space that opens nicely for everyday living or entertaining. Downstairs, youâ€™ll find additional living space perfect for a rec room, home office, or play area, giving flexibility for your lifestyle. The home provides ample storage for any sized family. Situated on a good-sized lot, the property provides both yard space and parking, making it convenient and versatile. The fully fenced yard provides privacy and has space for all your needs. This bilevel is an ideal opportunity to settle into a great community at an affordable price point.

Whether youâ€™re a first-time buyer, growing family, or looking to downsize, this home has the foundation and charm to make it your own.

Built in 1979

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2259160  |
| Price     | \$220,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,100       |
| Acres          | 0.21        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 5422 47 Avenue         |
| Subdivision | NONE                   |
| City        | Grimshaw               |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T0H 1W0                |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | See Remarks                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Full, Partially Finished                                |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Other                                          |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Level |
| Roof              | Asphalt Shingle                                |
| Construction      | Brick, Concrete, Stucco                        |
| Foundation        | Poured Concrete                                |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 22nd, 2025 |
|-------------|----------------------|

|                |    |
|----------------|----|
| Days on Market | 7  |
| Zoning         | R1 |

**Listing Details**

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

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