



GRASSROOTS
REALTY GROUP

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**4614 53 Avenue
Grimshaw, Alberta**

MLS # A2234780



\$79,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,152 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Block
Features:	Laminate Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-MHS
Utilities:	-

Inclusions: N/A

Affordable Opportunity with Endless Potential! If you're looking for a home you can truly make your own, this is it! This bright and cheerful 3-bedroom, 2-bathroom property offers a fantastic opportunity to build equity and customize to your taste. With a light-filled interior and a practical layout, the space is just waiting for your personal touches. The home sits on a generously sized lot with a large yard—ideal for outdoor living, gardening, or future expansion. While some updates and renovations may be needed, this solid home is a perfect canvas for your creative vision. Whether you're a first-time buyer ready to roll up your sleeves or an investor seeking your next project, this property delivers potential at an affordable price. Don't miss your chance to transform this home into something special!