



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**4802 52 Avenue  
Grimshaw, Alberta**

**MLS # A2235190**



**\$65,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 648 sq.ft.   | <b>Age:</b>   | 1945 (80 yrs old) |
| <b>Beds:</b>     | 1  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad  |               |                   |
| <b>Lot Size:</b> | 0.14 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level |               |                   |

**Heating:** Natural Gas, Other

**Floors:** Carpet, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Crawl Space, None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Perimeter Wall

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-2

**Utilities:** -

**Inclusions:** N/A

Efficient and space optimized living! Welcome to this cozy and compact home, perfect for those seeking efficiency and comfort in a smaller footprint. This home is perfect for minimalists, first time buyers or those looking to downsize. This home maximizes every inch of space. With 1 bedroom and 1 bathroom, you also get a living room and eat in kitchen. The yard is large and features space for a garage if you need. Or take advantage of the current rental income and add this home to your rental portfolio. At a price this low, you can't go wrong. Why pay for more space than you need? Embrace efficient living and make this cozy gem your own!