



GRASSROOTS
REALTY GROUP

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3, 4701 51 Street
Grimshaw, Alberta

MLS # A2241468



\$171,400

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,188 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 150
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Perimeter Wall	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This one level condo designed for those 55+ is perfect if you are looking to downsize, simplify life and have someone look after the snow and lawns for you. With 2 bedrooms and 2 bathrooms, you still have room for guests but the privacy offered by an ensuite off the primary bedroom. The main living space is large and open. The eat-in kitchen has great space for prep and storage and the living room is adjacent making it easy to see friends and family while they are over for a visit. There is also a deck off the kitchen which is perfect for your BBQ or just a nice place to sit and get some fresh air. The main floor laundry is down the hall that leads to the double attached garage. There is also a crawlspace which is the perfect place for storage. All of this in a nice, quiet and well maintained condo community! Call today to see more!