



GRASSROOTS
REALTY GROUP

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

4617 53 Avenue
Grimshaw, Alberta

MLS # A2245292



\$110,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	896 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Front Yard, Irregular Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R Mobile Home Subdivison
Foundation:	Block, None, Wood	Utilities:	-
Features:	Vinyl Windows		

Inclusions: NA

If you are thinking now is the time to get your own place and have started the search then here is one that any first time home buyer or someone downsizing needs to consider. This is a 2 bedroom, 1 four piece bathroom and comes in at 896 sq ft with a large living room area and comfortable kitchen and dining area plus offers a large deck, huge fenced yard and multiple outbuildings. This is a great opportunity to get out of renting and get into your own home with a fantastic yard. If you include the mortgage, taxes and utilities you are probably under \$1100 per month in costs and you have your own place - not paying down the mortgage for some one else!!! The sign is up!! Call today