



**GRASSROOTS**  
REALTY GROUP

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

4405 50 Avenue  
Grimshaw, Alberta

MLS # A2247179



**\$635,000**

Division:	NONE		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	2,400 sq.ft.	Age:	2012 (13 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-2
Foundation:	-	Utilities:	-
Features:	-		

**Inclusions:** 4 fridges, 4 stoves, 4 dishwashers, 4 washers, 4 dryers

Prime 4-Plex Investment Opportunity! Looking for the perfect income-generating property? This well-maintained 4-plex offers endless potential! Built in 2012, this solid and modern building is in good condition—no major work needed. Whether you choose to live in one unit and rent out the other three, or rent out all four for maximum returns, the possibilities are yours to explore. Each spacious unit spans 1,200 sq. ft. over two levels, featuring 2 bedrooms and 1.5 bathrooms. The functional layouts offer bright and inviting living spaces, comfortable bedrooms, and plenty of storage. With a proven track record of full occupancy and zero vacancies, this property is a true set-and-forget investment. Well-built, low-maintenance, and consistently in demand, it's the kind of real estate asset that works for you from day one. Don't miss out on securing a reliable income stream—properties like this don't come on the market every day!