



GRASSROOTS
REALTY GROUP

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**25 Huston Drive
Grimshaw, Alberta**

MLS # A2268485



\$45,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,536 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	RMHS
Foundation:	Block	Utilities:	-
Features:	Built-in Features, Laminate Counters, Pantry, Storage		

Inclusions: N/A

Affordable Opportunity with Big Potential! Looking for a project with promise? This older mobile home offers just over 1,500 square feet of space and is situated on its own generously sized lot—complete with convenient back alley access. With 3 bedrooms and 1 bathroom, there's plenty of room to reimagine and restore this home to your personal tastes. Yes, it needs work—both inside and out—but that also means you have the chance to create something truly unique. Whether you're an investor, a DIY enthusiast, or someone looking for an affordable place to start, this property offers great value with plenty of upside. Located in a mature neighborhood, the large lot gives you space to expand, build a garage, or just enjoy a bigger yard. If you're ready to roll up your sleeves and bring new life to this home, the potential here is hard to beat!