



**4521 50 Avenue
Grimshaw, Alberta**

MLS # A2297531



\$149,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,676 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Frame, Mixed, Vinyl Siding	Zoning:	R2
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: Garden Boxes, Shed

This property is attractively priced for a quick sale and is situated in the Town of Grimshaw, Alberta. The parcel features an exceptionally spacious corner lot, providing ample room for outdoor activities and allowing for a variety of landscaping possibilities. The double wide home has been expanded with two additional sections, resulting in more than 1,440 square feet of indoor living space. This substantial size offers comfort and flexibility suitable for both families and individuals. Four bedrooms, ideal for larger families or guests; Two bathrooms, ensuring convenience and privacy; Main floor laundry, adding ease to daily routines. Two versatile flex areas that can be used as an office, reading nook, or both, according to your needs. A newer covered deck is located on the east side of the home, accessible via patio doors from the kitchen. The property also includes a work shed for storage and minor projects, a fenced yard with a raised garden box, and plenty of outdoor space for additional landscaping or gardening. Recent improvements include: metal roof 2008, new electric hot water tank installed in 2024, a furnace with a new motor and components added in 2025, a metal roof, updated windows, and newer kitchen fixtures and appliances, such as a faucet and an electric stove installed in 2026. This property is sold as is, where is. For further information or to arrange a viewing, contact your favourite Realtor today and discover how you can add your own special touches to this property.