



**5002 54 Street
Grimshaw, Alberta**

MLS # A2299036



\$115,000

| | | | |
|------------------|--------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 924 sq.ft. | Age: | 1984 (42 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Corner Lot | | |

| | | | |
|--------------------|-------------------------|-------------------|---|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R |
| Foundation: | Wood | Utilities: | - |
| Features: | Open Floorplan | | |

Inclusions: NA

Affordable home ownership opportunity in the friendly community of Grimshaw! This 1984 mobile home offers 924 sq. ft. of comfortable living space and sits on its own lot, meaning no lot fees—just value and freedom. Featuring 3 bedrooms and 1 full bathroom, the home showcases a functional open-concept layout that seamlessly connects the kitchen, dining, and living areas—ideal for both everyday living and entertaining. Stay warm and cozy during the winter months with a wood-burning freestanding stove, adding both charm and an efficient supplemental heat source to the home. Step outside to enjoy the fully fenced yard, perfect for children, pets, gardening, or relaxing around a firepit. There’s plenty of space to make it your own—whether that’s adding a garage, extra parking, or outdoor entertaining areas. This property is a fantastic fit for first-time buyers, young families, or investors. With its affordable price point, it offers an excellent opportunity to build equity rather than pay rent. Investors will also appreciate the strong rental potential in the area. Why rent when you can own!! Move in and start enjoying your own space right away!