



**GRASSROOTS**  
REALTY GROUP

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

**4920 52 Avenue  
Grimshaw, Alberta**

**MLS # GP202357**



**\$600,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Grimshaw                                    |               |                   |
| <b>Type:</b>     | Multi-Family/4 plex                         |               |                   |
| <b>Style:</b>    | Attached-Side by Side                       |               |                   |
| <b>Size:</b>     | 3,690 sq.ft.                                | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Gravel Driveway                             |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Near Shopping Center |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding

**Foundation:** Slab

**Features:** -

**Bldg Name:** -

**Water:** Public

**Sewer:** Sewer

**LLD:** -

**Zoning:** R2

**Utilities:** Electricity, Natural Gas

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

Investor Alert... This fourplex in Grimshaw is for sale. All 4 units have tenants. The Two outside units have a single attached garage, 1 bedroom, den, 1 full bath, and modern kitchen with open concept living room. The inside units have no garages, 2 bedrooms, larger outdoor yard space, 2 full baths, modern kitchen with open concept living area. Currently all four units are owned by the builder and rented out. Rent is \$1100.00 per month plus power, gas, telephone, television, tenants insurance and internet. Currently the Owner/Condo Corporation mows the grass, removes snow, garbage and pays water and sewer. All four units are rented and typically suit a senior tenant or couple. Call today to see this immaculate building. Great Location close to downtown so very convenient for tenants. This is the perfect senior option. Virtual tour of the 3rd unit (2nd form the East end) is now available. See the media section to view!