



**4808 54 Avenue
Grimshaw, Alberta**

MLS # A2091500



\$90,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	667 sq.ft.	Age:	1972 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	None, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Here is one of the least expensive options for home ownership you will find - this condo in Grimshaw offers just under 700 sq ft of living space with 2 bedrooms and a full bath, good size kitchen dining area and parking access directly off the back door with a small private deck area. Utilizing a standard mortgage and adding in the condo fees and taxes you should be under \$1000 per month in costs - much better option than renting an apartment and you get to build some equity over time. The second bedroom is currently the laundry area but can be remodeled to accommodate a bed or even made into more storage for your seasonal items. The unit is vacant and very easy to show - the sign is up!!! Call today!!