



**5103 50 Avenue  
Grimshaw, Alberta**

**MLS # A2092480**



**\$160,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 685 sq.ft.   | <b>Age:</b>   | 1968 (56 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street   |               |                   |
| <b>Lot Size:</b> | 0.15 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Lawn, Level, Open Lot, Rectangular Lot |               |                   |

|                    |                                   |                   |             |
|--------------------|-----------------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Hardwood, Laminate, Tile          | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Full, Partially Finished          | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame          | <b>Zoning:</b>    | Residential |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters |                   |             |

**Inclusions:** n/a

Starter home at an affordable price within walking distance to all the amenities of Grimshaw! The house features hardwood floors, vinyl windows and was freshly painted 3 years ago. The main level has 2 bedrooms, a full bathroom and 2 more bedrooms downstairs are currently used for storage. Fully fenced spacious yard, large deck in the front and huge covered porch in the back with a BBQ hook up are sure a nice bonus to the usable square footage of the house. The owners never had difficulty renting out this house and it would be a great addition to your rental portfolio as well. Call or message for a showing!