



204, 5300 45 Avenue  
Grimshaw, Alberta

MLS # A2133006



**\$123,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	775 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 288
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Not specified
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

Here is the perfect package for those looking for easy, "carefree" living. No lawn maintenance or snow removal required. Lovely open concept condo apartment, with large windows allowing natural light to flow throughout. This 2 bedroom/1 bathroom condo is very well maintained. It offers your own powered Parking Stall, with plenty of additional parking for guests. The Private balcony offers a lovely sky view over the park. This is a secure building with a healthy, very well managed Reserve Fund. If you are looking to simplify your life, this condo may be just what you have been looking for.