



**5201 45 Street
Grimshaw, Alberta**

MLS # A2140536



\$99,500

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	880 sq.ft.	Age:	1979 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Looking for a first home or rental property look no further. This 880 square foot home is on a corner lot with lots of off street parking and a single car detached garage. Inside the home you have a spacious living room and kitchen. Down the hall you have 2 bedrooms with the ability to put the wall back in to make it 3 bedrooms again. To finish it off there is 4 piece bathroom. Don't miss out on this and call today.