



**4617 53 Avenue  
Grimshaw, Alberta**

**MLS # A2151755**

**\$120,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	896 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Lawn, Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R Mobile Home Subdivison
<b>Foundation:</b>	Block, None, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** Sheds

If you are thinking now is the time to get your own place and have started the search then here is one that any first time home buyer or someone downsizing needs to consider. This is a 2 bedroom, 1 four piece bathroom and comes in at 896 sq ft with a large living room area and comfortable kitchen and dining area plus offers a large deck, huge fenced yard and multiple outbuildings. This is a great opportunity to get out of renting and get into your own home with a fantastic yard. If you include the mortgage, taxes and utilities you are probably under \$1100 per month in costs and you have your own place - not paying down the mortgage for some one else!!! The sign is up!! Call today