



**47 Huston Drive  
Grimshaw, Alberta**

**MLS # A2168765**



**\$95,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,220 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Gravel Driveway, Off Street, Paved		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Lawn, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Res. Mobile Home Subdivis
<b>Foundation:</b>	Block, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Vaulted Ceiling(s)		

**Inclusions:** shed

This family home located on a quiet cul-de-sac in Grimshaw is worth taking a look at! This home has 3 bedrooms and 2 baths (one is an ensuite) and has a open living room, kitchen and dining area. The siding has been updated giving it a modern look! You have ample yard space with additional paved parking in the back and just across the street is a nice park with additional green space. This family oriented neighborhood is a must see!