



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

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2, 5101 42 Avenue  
Grimshaw, Alberta

MLS # A2176852



**\$145,000**

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	765 sq.ft.	Age:	2010 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Quad or More Attached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 425
LLD:	-
Zoning:	Not Specified
Utilities:	-

Inclusions: N/A

Easy living in this condo in Grimshaw! You will have no snow to shovel or lawn to look after! There is shared green space in a fenced yard which you have the use of and East facing patio for you to enjoy. Keep your vehicle safe, secure and out of the elements in a shared garage which comes with one assigned space. Additional parking for guests is available outside. Inside the unit you will find 2 bedrooms, one with a laundry closet, a spacious 4-piece bathroom and a nice open kitchen dining and living area. The carpet has recently been replaced in both bedrooms. This is a great option for anyone who wants to own their own home but doesn't want all the work and expense that comes with exterior maintenance.