



**5103 50 Avenue
Grimshaw, Alberta**

MLS # A2177922

\$145,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	685 sq.ft.	Age:	1968 (56 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Open Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: n/a

Starter home at an affordable price within walking distance to all the amenities of Grimshaw! The house features hardwood floors, vinyl windows and was freshly painted 3 years ago. The main level has 2 bedrooms, a full bathroom and 2 more bedrooms downstairs are currently used for storage. Fully fenced spacious yard, large deck in the front and huge covered porch in the back with a BBQ hook up are sure a nice bonus to the usable square footage of the house. The owners never had difficulty renting out this house and it would be a great addition to your rental portfolio as well. Call or message for a showing!