



**5020 53 Avenue
Grimshaw, Alberta**

MLS # A2177974



\$99,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	912 sq.ft.	Age:	1924 (100 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Interior Lot, Level		

Heating:	Natural Gas, Space Heater	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	Res Imp/vacant commercial
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Natural Woodwork, Open Floorplan		

Inclusions: NA

Great home for a single person, young couple looking to begin the home ownership process or someone looking to put a newer home on the spare lot!! This is two lots with the home which offers a compact layout with one bedroom c/w large closet upstairs and a 4 piece bathroom on the main. Large laundry room on the main floor with extra storage area plus an open living room and dining room area. This is a good option for those looking to keep expenses down and a low mortgage. As well the property has been used as a rental in the past at \$1500 per month all inclusive with utilities and taxes averaging ~\$515 per month in 2023 - this is a good return on investment. With the second lot you have lots of options presented to you - from potentially leaving as is to putting a new home on the lot and changing the original home into a workshop. The sign is up!!! Call today!!!