



**4600 53 Avenue
Grimshaw, Alberta**

MLS # A2213010



\$90,000

Division:	NONE	
Type:	Residential/Manufactured House	
Style:	Mobile Home-Double Wide	
Size:	1,341 sq.ft.	Age: 1975 (51 yrs old)
Beds:	3	Baths: 2
Garage:	Off Street, Parking Pad	
Lot Size:	0.27 Acre	
Lot Feat:	Landscaped, Pie Shaped Lot	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding	Zoning:	Res. Mobile home subdivis
Foundation:	Block, Piling(s), Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	2 Sheds, new windows in storage		

Located in Grimshaw this 3 bedroom, 2 bathroom double wide mobile home presents an excellent opportunity as a starter home or income-generating investment. Situated on a large triple sized lot and with a fully fenced yard, this property offers privacy and ample outdoor space. The kitchen and dining area are open to the living room with an extra bonus room providing flexibility for a home office, playroom, or additional living space. The primary bedroom has an abundance of storage, and a full ensuite bathroom for added convenience and comfort. Recent upgrades include flooring, furnace, and hot water tank approximately 6 years ago. Call today to schedule a viewing!