



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**4600 53 Avenue
Grimshaw, Alberta**

MLS # A2213010



\$98,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,341 sq.ft.	Age:	1975 (50 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 spacious and 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 new flooring, furnace, and hot water tank approximately 4 years ago. Don't miss out on the chance to make this well-maintained residence your own!