

4802 52 Avenue Grimshaw, Alberta

MLS # A2235190



\$65,000

Division:	NONE					
Type:	Residential/House					
Style:	Bungalow					
Size:	648 sq.ft.	Age:	1945 (80 yrs old)			
Beds:	1	Baths:	1			
Garage:	Parking Pad					
Lot Size:	0.14 Acre					
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Lev					

Floors:Carpet, VinylSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:Crawl Space, NoneLLD:-Exterior:Vinyl Siding, Wood FrameZoning:R-2Foundation:Perimeter WallUtilities:-	Heating:	Natural Gas, Other	Water: -	
Basement: Crawl Space, None LLD: - Exterior: Vinyl Siding, Wood Frame Zoning: R-2	Floors:	Carpet, Vinyl	Sewer: -	
Exterior: Vinyl Siding, Wood Frame Zoning: R-2	Roof:	Asphalt Shingle	Condo Fee: -	
	Basement:	Crawl Space, None	LLD: -	
Foundation: Perimeter Wall Utilities: -	Exterior:	Vinyl Siding, Wood Frame	Zoning: R-2	
	Foundation:	Perimeter Wall	Utilities: -	

Features: See Remarks

Inclusions: N/A

Efficient and space optimized living! Welcome to this cozy and compact home, perfect for those seeking efficiency and comfort in a smaller footprint. This home is perfect for minimalists, first time buyers or those looking to downsize. This home maximizes every inch of space. With 1 bedroom and 1 bathroom, you also get a living room and eat in kitchen. The yard is large and features space for a garage if you need. Or take advantage of the current rental income and add this home to your rental portfolio. At a price this low, you can't go wrong. Why pay for more space than you need? Embrace efficient living and make this cozy gem your own!