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4911 53 Avenue  
Grimshaw, Alberta

MLS # A2325010



**\$150,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	921 sq.ft.	<b>Age:</b>	1946 (80 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Drive Through, Driveway, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** Shed

Step into the charm of this 1946 gem, nestled right in the heart of Grimshaw! This inviting two bedroom, one bathroom home blends vintage character with a cozy atmosphere. The unfinished basement is perfect for extra storage or future projects. While the home needs a little TLC, many updates have already been taken care of. It's a fantastic opportunity for investors, first time buyers, or anyone looking to build equity at an affordable price. Check out the 360 tour available in the media section, floor plans available in the photos section!