



780-832-0996
derek.estabrook@outlook.com

5714 52 Street
Grimshaw, Alberta

MLS # A2337571



\$165,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,174 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Lev		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Res MH Subdivision
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Kitchen Island, Soaking Tub		

Inclusions: shed, greenhouse

Welcome home to this beautifully updated 2-bedroom, 1-bathroom mobile home, ideally situated on its own private, fully fenced lot in Grimshaw! This move-in-ready property offers a great blend of modern updates, outdoor space, and practical features. Inside, you'll find updated flooring, a refreshed bathroom, a new front door, wood stove, drywalled walls and ceilings, a new hot water tank and new appliances giving the home a fresh, warm and comfortable feel. Recent exterior improvements include updated siding and insulation, a durable metal roof, new chimney and new water line to the street offering both attractive curb appeal and peace of mind. Outside, the property truly shines with a beautifully landscaped yard, established fruit trees, garden beds, greenhouse and shed, large back deck and covered front deck - plenty of room to enjoy the outdoors. The fully fenced lot provides privacy and space for gardening, entertaining, pets, or simply relaxing in your own yard. A single detached garage provides valuable space for parking, storage, hobbies, or workshop use. With its own lot, numerous updates, detached garage, and gorgeous outdoor space, this property is a fantastic opportunity for first-time buyers, downsizers, or anyone looking for an affordable home with room to enjoy.