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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!