



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

4600 53 Avenue  
Grimshaw, Alberta

MLS # A2213010



\$98,000

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!