

# \$120,000 - 4617 53 Avenue, Grimshaw

MLS® #A2151755

**\$120,000**

2 Bedroom, 1.00 Bathroom, 896 sqft

Residential on 0.15 Acres

NONE, Grimshaw, Alberta

If you are thinking now is the time to get your own place and have started the search then here is one that any first time home buyer or someone downsizing needs to consider. This is a 2 bedroom, 1 four piece bathroom and comes in at 896 sq ft with a large living room area and comfortable kitchen and dining area plus offers a large deck, huge fenced yard and multiple outbuildings. This is a great opportunity to get out of renting and get into your own home with a fantastic yard. If you include the mortgage, taxes and utilities you are probably under \$1100 per month in costs and you have your own place - not paying down the mortgage for some one else!!! The sign is up!! Call today

Built in 2004

## Essential Information

MLS® #	A2151755
Price	\$120,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	896
Acres	0.15
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Mobile



Status	Active
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## Community Information

Address	4617 53 Avenue
Subdivision	NONE
City	Grimshaw
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H1W0

## Amenities

Parking Spaces	2
Parking	Gravel Driveway, Off Street

## Interior

Interior Features	Vinyl Windows
Appliances	Dryer, Range, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

## Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Lane, Front Yard, Irregular Lot, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block, None, Wood

## Additional Information

Date Listed	July 20th, 2024
Days on Market	337
Zoning	R Mobile Home Subdivison

## Listing Details

Listing Office	Century 21 Town and Country Realty
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