

\$635,000 - 4405 50 Avenue, Grimshaw

MLS® #A2247179

\$635,000

0 Bedroom, 0.00 Bathroom, 2,400 sqft

Multi-Family on 0.00 Acres

NONE, Grimshaw, Alberta

Prime 4-Plex Investment Opportunity! Looking for the perfect income-generating property? This well-maintained 4-plex offers endless potential! Built in 2012, this solid and modern building is in good condition—no major work needed. Whether you choose to live in one unit and rent out the other three, or rent out all four for maximum returns, the possibilities are yours to explore. Each spacious unit spans 1,200 sq. ft. over two levels, featuring 2 bedrooms and 1.5 bathrooms. The functional layouts offer bright and inviting living spaces, comfortable bedrooms, and plenty of storage. With a proven track record of full occupancy and zero vacancies, this property is a true set-and-forget investment. Well-built, low-maintenance, and consistently in demand, it's the kind of real estate asset that works for you from day one. Don't miss out on securing a reliable income stream—properties like this don't come on the market every day!

Built in 2012

Essential Information

MLS® #	A2247179
Price	\$635,000
Bathrooms	0.00
Square Footage	2,400
Acres	0.00
Year Built	2012



Type	Multi-Family
Sub-Type	4 plex
Status	Active

Community Information

Address	4405 50 Avenue
Subdivision	NONE
City	Grimshaw
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H 1W0

Amenities

Parking Spaces	4
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Interior

Appliances	None
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Additional Information

Date Listed	August 8th, 2025
Days on Market	63
Zoning	R-2

Listing Details

Listing Office	RE/MAX Northern Realty
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