



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

4808 54 Avenue  
Grimshaw, Alberta

MLS # A2091500



**\$90,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	667 sq.ft.	<b>Age:</b>	1972 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 200
<b>Basement:</b>	None, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Here is one of the least expensive options for home ownership you will find - this condo in Grimshaw offers just under 700 sq ft of living space with 2 bedrooms and a full bath, good size kitchen dining area and parking access directly off the back door with a small private deck area. Utilizing a standard mortgage and adding in the condo fees and taxes you should be under \$1000 per month in costs - much better option than renting an apartment and you get to build some equity over time. The second bedroom is currently the laundry area but can be remodeled to accommodate a bed or even made into more storage for your seasonal items. The unit is vacant and very easy to show - the sign is up!!! Call today!!