



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

5201 45 Street  
Grimshaw, Alberta

MLS # A2140536



**\$99,500**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                           |               |                   |
| <b>Type:</b>     | Residential/Manufactured House |               |                   |
| <b>Style:</b>    | Bungalow                       |               |                   |
| <b>Size:</b>     | 880 sq.ft.                     | <b>Age:</b>   | 1979 (45 yrs old) |
| <b>Beds:</b>     | 2                              | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Single Garage Detached         |               |                   |
| <b>Lot Size:</b> | 0.20 Acre                      |               |                   |
| <b>Lot Feat:</b> | Back Yard                      |               |                   |

**Heating:** Forced Air

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Wood Frame

**Foundation:** Piling(s)

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** N/A

Looking for a first home or rental property look no further. This 880 square foot home is on a corner lot with lots of off street parking and a single car detached garage. Inside the home you have a spacious living room and kitchen. Down the hall you have 2 bedrooms with the ability to put the wall back in to make it 3 bedrooms again. To finish it off there is 4 piece bathroom. Don't miss out on this and call today.