

\$99,000 - 5020 53 Avenue, Grimshaw

MLS® #A2177974

\$99,000

1 Bedroom, 1.00 Bathroom, 912 sqft

Residential on 0.22 Acres

NONE, Grimshaw, Alberta

Great home for a single person, young couple looking to begin the home ownership process or someone looking to put a newer home on the spare lot!! This is two lots with the home which offers a compact layout with one bedroom c/w large closet upstairs and a 4 piece bathroom on the main. Large laundry room on the main floor with extra storage area plus an open living room and dining room area. This is a good option for those looking to keep expenses down and a low mortgage. As well the property has been used as a rental in the past at \$1500 per month all inclusive with utilities and taxes averaging ~\$515 per month in 2023 - this is a good return on investment. With the second lot you have lots of options presented to you - from potentially leaving as is to putting a new home on the lot and changing the original home into a workshop. The sign is up!!! Call today!!1

Built in 1924

Essential Information

MLS® #	A2177974
Price	\$99,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	912
Acres	0.22
Year Built	1924



Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	5020 53 Avenue
Subdivision	NONE
City	Grimshaw
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H1W0

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	Natural Woodwork, Open Floorplan
Appliances	Dryer, Gas Stove, Refrigerator, Washer
Heating	Natural Gas, Space Heater
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot, Lawn, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	November 6th, 2024
Days on Market	181
Zoning	Res Imp/vacant commercial

Listing Details

Listing Office	Century 21 Town and Country Realty
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