

**4709 50 Avenue  
Grimshaw, Alberta**

**MLS # A2140796**

**\$165,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	924 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.34 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Garden, Landscaped, Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R2A
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** all blinds

If you love gardening and always wanted to have a beautiful yard to enjoy, you can't get much better than this one! You will feel like you have stepped into a park like oasis with lots of raised beds, flowers, shrubs, unique fixtures and a pond that rests amongst tall spruce trees. Situated on 2 lots in Grimshaw is a mobile home that has just been professionally painted on the outside in August and shows like new inside with an older garage in the back yard that has been converted to extra space with an office, sitting area and additional storage. To top off the property there is a newer 28x28 heated shop/garage built in the back with alley access. A very unique property with a lot of great features for a price that you can afford. Call for your appointment to view.