

**4805 46 Street**  
**Grimshaw, Alberta**

**MLS # A2149768**



**\$125,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,054 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway, Rear Drive, Side By Side, Single Garage Detached		
<b>Lot Size:</b>	1.43 Acres		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Lawn, Garden, Landscaped, Lev		

<b>Heating:</b>	Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Looking to downsize, avoid stairs? Just starting out? Then you should take a peek at this 1975 mobile home set on a poured concrete foundation, situated on Grimshaw's southeast side. Inside there is a living room that has a wood stove for those colder winter nights, which leads into a large eat-in kitchen. There is a full bathroom that contains the stacking washer /dryer along with three bedrooms-all on one level. The refrigerator, washer, and dryer are only a year old. At the rear of the kitchen, you will find the rear entryway that has plenty of room for coats and boots, and outside there is an enclosed three season porch for your enjoyment. In the backyard there is a 24' x 14' single car garage with back-alley access and parking. There are also two good sized sheds along with a big apple tree that is a good producer. Text or call to arrange a viewing.