

3, 4701 51 Street
Grimshaw, Alberta

MLS # A2172123



\$192,000

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|------------------|-------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Duplex | | |
| Style: | Bungalow, Side by Side | | |
| Size: | 1,188 sq.ft. | Age: | 1997 (27 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Lawn, Landscaped, Level | | |

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|--------------------|----------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 150 |
| Basement: | Crawl Space, None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-2 |
| Foundation: | Perimeter Wall | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

This one level condo designed for those 55+ is perfect if you are looking to downsize, simplify life and have someone look after the snow and lawns for you. With 2 bedrooms and 2 bathrooms, you still have room for guests but the privacy offered by an ensuite off the primary bedroom. The main living space is large and open. The eat-in kitchen has great space for prep and storage and the living room is adjacent making it easy to see friends and family while they are over for a visit. There is also a deck off the kitchen which is perfect for your BBQ or just a nice place to sit and get some fresh air. The main floor laundry is down the hall that leads to the double attached garage. There is also a crawlspace which is the perfect place for storage. All of this in a nice, quiet and well maintained condo community! Call today to see more!