

**4802 52 Avenue
Grimshaw, Alberta**

MLS # A2235190



\$65,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	648 sq.ft.	Age:	1945 (80 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level		
Heating:	Natural Gas, Other		
Floors:	Carpet, Vinyl		
Roof:	Asphalt Shingle		
Basement:	Crawl Space, None		
Exterior:	Vinyl Siding, Wood Frame		
Foundation:	Perimeter Wall		
Features:	See Remarks		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R-2		
Utilities:	-		

Inclusions: N/A

Efficient and space optimized living! Welcome to this cozy and compact home, perfect for those seeking efficiency and comfort in a smaller footprint. This home is perfect for minimalists, first time buyers or those looking to downsize. This home maximizes every inch of space. With 1 bedroom and 1 bathroom, you also get a living room and eat in kitchen. The yard is large and features space for a garage if you need. Or take advantage of the current rental income and add this home to your rental portfolio. At a price this low, you can't go wrong. Why pay for more space than you need? Embrace efficient living and make this cozy gem your own!