

**25 Huston Drive
Grimshaw, Alberta**

MLS # A2285620



\$40,000

Division:	NONE	
Type:	Residential/Manufactured House	
Style:	Mobile Home-Single Wide	
Size:	1,536 sq.ft.	Age: 1976 (50 yrs old)
Beds:	3	Baths: 1
Garage:	Off Street, Parking Pad	
Lot Size:	0.19 Acre	
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level	

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Wood Frame
Foundation:	Block
Features:	Built-in Features, Laminate Counters, Pantry, Storage

Inclusions: N/A

Affordable Opportunity with Big Potential! Looking for a project with promise? This older mobile home offers just over 1,500 square feet of space and is situated on its own generously sized lot—complete with convenient back alley access. With 3 bedrooms and 1 bathroom, there's plenty of room to reimagine and restore this home to your personal tastes. Yes, it needs work—but that also means you have the chance to create something truly unique. Whether you're an investor, a DIY enthusiast, or someone looking for an affordable place to start, this property offers great value with plenty of upside. Located in a mature neighborhood, the large lot gives you space to expand, build a garage, or just enjoy a bigger yard. If you're ready to roll up your sleeves and bring new life to this home, the potential here is hard to beat!