

# \$65,000 - 4802 52 Avenue, Grimshaw

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MLS® #A2206943

**\$65,000**

1 Bedroom, 1.00 Bathroom, 648 sqft

Residential on 0.14 Acres

NONE, Grimshaw, Alberta

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!

Built in 1945



## Essential Information

MLS® #	A2206943
Price	\$65,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	648
Acres	0.14
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	4802 52 Avenue
Subdivision	NONE
City	Grimshaw
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H 1W0

## Amenities

Parking Spaces	4
Parking	Parking Pad

## Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Natural Gas, Other
Cooling	None
Has Basement	Yes
Basement	None, Crawl Space

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Perimeter Wall

## Additional Information

Date Listed	March 30th, 2025
Days on Market	42
Zoning	R-2

## Listing Details

Listing Office	RE/MAX Northern Realty
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