

# \$98,000 - 4600 53 Avenue, Grimshaw

MLS® #A2213010

**\$98,000**

3 Bedroom, 2.00 Bathroom, 1,341 sqft  
Residential on 0.27 Acres

NONE, Grimshaw, Alberta

Located in Grimshaw this 3 bedroom, 2 bathroom double wide mobile home presents an excellent opportunity as a starter home or income-generating investment. Situated on a large triple sized lot and with a fully fenced yard, this property offers privacy and ample outdoor space. The kitchen and dining area are open to the living room with an extra bonus room providing flexibility for a home office, playroom, or additional living space. The primary bedroom has an abundance of storage, and a full ensuite bathroom for added convenience and comfort. Recent upgrades include new flooring, furnace, and hot water tank approximately 4 years ago. Don't miss out on the chance to make this well-maintained residence your own!

Built in 1975

## Essential Information

MLS® #	A2213010
Price	\$98,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,341
Acres	0.27
Year Built	1975
Type	Residential
Sub-Type	Detached



Style	Double Wide Mobile Home
Status	Active

### Community Information

Address	4600 53 Avenue
Subdivision	NONE
City	Grimshaw
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H 1W0

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Piling(s), Poured Concrete, Block

### Additional Information

Date Listed	April 20th, 2025
Days on Market	126
Zoning	Res. Mobile home subdivis

### Listing Details

Listing Office	Grassroots Realty Group Ltd.
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