

# \$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 spacious and 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	Poured Concrete, Block, Piling(s)

### Additional Information

Date Listed	April 20th, 2025
Days on Market	66
Zoning	Res. Mobile home subdivis

### Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.