

# \$79,900 - 4614 53 Avenue, Grimshaw

MLS® #A2234780

**\$79,900**

3 Bedroom, 2.00 Bathroom, 1,152 sqft

Residential on 0.12 Acres

NONE, Grimshaw, Alberta

Affordable Opportunity with Endless Potential!  
If you're looking for a home you can truly make your own, this is it! This bright and cheerful 3-bedroom, 2-bathroom property offers a fantastic opportunity to build equity and customize to your taste. With a light-filled interior and a practical layout, the space is just waiting for your personal touches. The home sits on a generously sized lot with a large yard—ideal for outdoor living, gardening, or future expansion. While some updates and renovations may be needed, this solid home is a perfect canvas for your creative vision. Whether you're a first-time buyer ready to roll up your sleeves or an investor seeking your next project, this property delivers potential at an affordable price. Don't miss your chance to transform this home into something special!

Built in 1976

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | A2234780 |
| Price          | \$79,900 |
| Bedrooms       | 3        |
| Bathrooms      | 2.00     |
| Full Baths     | 2        |
| Square Footage | 1,152    |
| Acres          | 0.12     |
| Year Built     | 1976     |



|          |                         |
|----------|-------------------------|
| Type     | Residential             |
| Sub-Type | Detached                |
| Style    | Double Wide Mobile Home |
| Status   | Active                  |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4614 53 Avenue         |
| Subdivision | NONE                   |
| City        | Grimshaw               |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T0H 1W0                |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Off Street, Single Garage Attached |
| # of Garages   | 1                                  |

### Interior

|                   |                            |
|-------------------|----------------------------|
| Interior Features | Storage, Laminate Counters |
| Appliances        | None                       |
| Heating           | Forced Air, Natural Gas    |
| Cooling           | None                       |
| Basement          | None                       |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Yard                                       |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Few Trees |
| Roof              | Asphalt Shingle                                    |
| Construction      | Vinyl Siding, Wood Frame                           |
| Foundation        | Block                                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 51              |
| Zoning         | R-MHS           |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Northern Realty |
|----------------|------------------------|

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