

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

---

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, Few Trees, Front Yard, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Perimeter Wall

## Additional Information

Date Listed	March 30th, 2025
Days on Market	25
Zoning	R-2

## Listing Details

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

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.