

# \$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	Laminate Counters, Storage
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

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

### Additional Information

Date Listed	June 26th, 2025
Days on Market	22
Zoning	R-MHS

### Listing Details

Listing Office	RE/MAX Northern Realty
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