

\$600,000 - 4920 52 Avenue, Grimshaw

MLS® #GP202357

\$600,000

2 Bedroom, 1.00 Bathroom, 3,690 sqft
Multi-Family on 0.00 Acres

N/A, Grimshaw, Alberta

Investor Alert... This fourplex in Grimshaw is for sale. All 4 units have tenants. The Two outside units have a single attached garage, 1 bedroom, den, 1 full bath, and modern kitchen with open concept living room. The inside units have no garages, 2 bedrooms, larger outdoor yard space, 1 full bath, modern kitchen with open concept living area. This building is registered as a bare land condominium, and currently all four units are owned by the builder and rented out. Rent is \$1100.00 per month plus power, gas, telephone, television, tenants insurance and internet. Currently the Owner/Condo Corporation mows the grass, removes snow, garbage and pays water and sewer. All four units are rented and typically suit a senior tenant or couple. Call today to see this immaculate building. Great Location close to downtown so very convenient for tenants. This is the perfect senior option. Virtual tour of the 3rd unit (2nd form the East end) is now available. See the media section to view!

Built in 2010

Essential Information

| | |
|------------|-----------|
| MLS® # | GP202357 |
| Price | \$600,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |



| | |
|----------------|--------------|
| Square Footage | 3,690 |
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Multi-Family |
| Sub-Type | 4 plex |
| Style | Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 4920 52 Avenue |
| Subdivision | N/A |
| City | Grimshaw |
| County | Peace No. 135, M.D. of |
| Province | Alberta |
| Postal Code | T0H 1W0 |

Amenities

| | |
|-----------|--|
| Utilities | Electricity Available, Natural Gas Available |
| Parking | Gravel Driveway |

Interior

| | |
|------------|---|
| Appliances | Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Basement | None |

Exterior

| | |
|-----------------|---|
| Lot Description | Back Lane, Landscaped, Near Shopping Center |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Slab |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 1st, 2019 |
| Days on Market | 2257 |
| Zoning | R2 |

Listing Details

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

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