

# \$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, 2 full baths, modern kitchen with open concept living area. 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	2392
Zoning	R2

### Listing Details

Listing Office	RE/MAX Northern Realty
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