

# \$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	2258
Zoning	R2

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.