# \$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 2467 Zoning R2

# **Listing Details**

Listing Office RE/MAX Northern Realty

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