

**2, 5101 42 Avenue  
Grimshaw, Alberta**

**MLS # A2176852**

**\$145,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/Low Rise (2-4 stories)	
<b>Style:</b>	Apartment-Low-Rise (1-4)	
<b>Size:</b>	765 sq.ft.	<b>Age:</b> 2010 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b> 1
<b>Garage:</b>	Assigned, Quad or More Attached	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	-	

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 425

**Basement:** None

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** Not Specified

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

Easy living in this condo in Grimshaw! You will have no snow to shovel or lawn to look after! There is shared green space in a fenced yard which you have the use of and East facing patio for you to enjoy. Keep your vehicle safe, secure and out of the elements in a shared garage which comes with one assigned space. Additional parking for guests is available outside. Inside the unit you will find 2 bedrooms, one with a laundry closet, a spacious 4-piece bathroom and a nice open kitchen dining and living area. The carpet has recently been replaced in both bedrooms. This is a great option for anyone who wants to own their own home but doesn't want all the work and expense that comes with exterior maintenance.