

**5, 5101 42 Avenue  
Grimshaw, Alberta**

**MLS # A2176854**

**\$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>	830 sq.ft.	<b>Age:</b> 2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 1
<b>Garage:</b>	Assigned, Quad or More Attached	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 425
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Not Specified
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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. 360 virtual tour is now available in the media section, floor plans are now available in photos section.