

\$175,000 - 5216 46 Street, Grimshaw

MLS® #A2264813

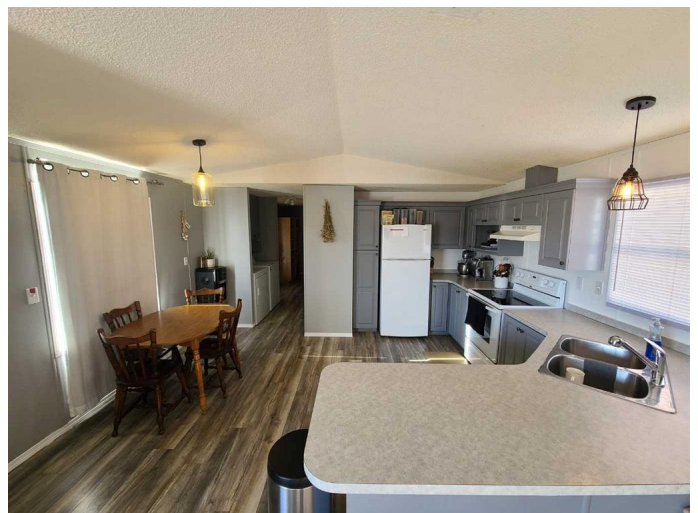
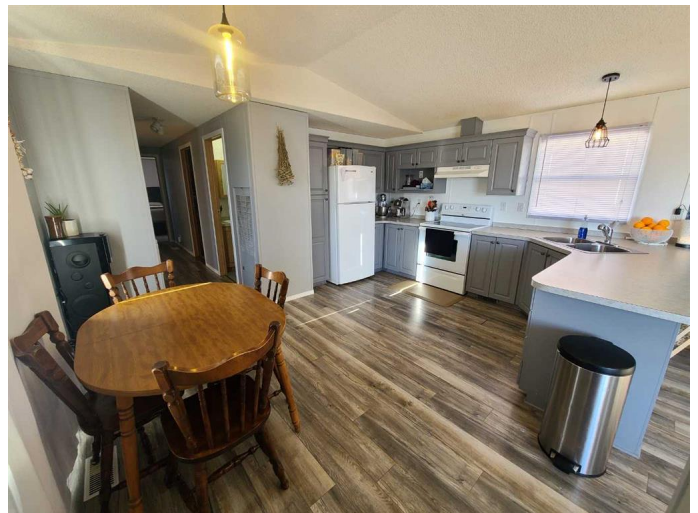
\$175,000

4 Bedroom, 2.00 Bathroom, 1,616 sqft

Residential on 0.16 Acres

NONE, Grimshaw, Alberta

Bright, Spacious & Move-In Ready – All at an Affordable Price! Fresh, bright, and ready for you to move right in! This four-bedroom, two-bathroom home checks all the boxes and offers just over 1,600 sq. ft. of comfortable living space. You™ll love the thoughtful design that combines function and flexibility – perfect for families or anyone needing extra room to spread out. This property offers the best of both worlds: a well-maintained mobile home with a large 20x20 addition for extra living space, plus you own the lot – a huge bonus that adds value and stability. The spacious addition serves as a welcoming front or back entry, complete with a super-sized closet ideal for coats, shoes, and all your everyday gear. It™s versatile enough to double as a home office, hobby space, or cozy TV room, and it opens directly onto the back deck for easy outdoor access. The main living area features a bright, open layout with a large U-shaped kitchen and adjoining dining area – perfect for family meals or entertaining. There™s also a second living room for even more space to relax and unwind. With two bedrooms and a full bathroom on one end of the home and two more bedrooms and another bathroom on the opposite end, everyone gets their own space and privacy. Outside, the fenced yard offers plenty of room to play or garden, and there™s back alley access, a handy storage shed, and space to add a garage if you wish. This property is a fantastic, affordable alternative to



rentingâ€”offering the freedom and comfort of homeownership at a price that makes sense. Donâ€™t wait to see itâ€”this one is move-in ready and waiting for you!

Built in 2002

Essential Information

MLS® #	A2264813
Price	\$175,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,616
Acres	0.16
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	5216 46 Street
Subdivision	NONE
City	Grimshaw
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H 1W0

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None

Basement None

Exterior

Exterior Features Private Yard, Storage
Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Block

Additional Information

Date Listed October 16th, 2025
Days on Market 33
Zoning RMHS

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.