

# \$369,000 - 5305 46 Street, Rimbey

MLS® #A2214492

**\$369,000**

5 Bedroom, 2.00 Bathroom, 1,152 sqft

Residential on 0.14 Acres

NONE, Rimbey, Alberta

This HANDSOME BI-LEVEL HOME boasts 5 bedrooms and 2 full bathrooms! Located in a family friendly neighborhood in the beautiful community of Rimbey. The double detached garage is heated and provides plenty of indoor parking. Both levels of the home are lined with maintenance free vinyl plank flooring. Lounging in the large living room is a pleasure with the pretty picture window. The kitchen offers warm oak cabinetry, plenty of storage space, and newer appliances. Step outside and enjoy Summer dining on the expansive deck. The backyard is fully fenced and safe for the kids and pets to play. Rear alley access allows for RV parking. Escape to the primary bedroom, boasting his and hers closets. Two additional bedrooms and a 4-piece bathroom complete this floor plan. The lower level of this bi-level design features large windows offering loads of natural light. The family room is spacious and provides the added comfort of underfloor heating. The separate entrance brings you easy access to the backyard. Two more bedrooms and a 3-piece bathroom offer accommodations for company or older children. The large laundry room has ample storage, a wash-up sink, and a NEW WASHER & DRYER! Recent upgrades include windows and the hot water tank. Move in ready and room for the entire family. Just 15 minutes from Gull Lake, and 30 minutes from Sylvan Lake. Come enjoy relaxation in the rural community of Rimbey, AB!



Built in 1993

## Essential Information

MLS® #	A2214492
Price	\$369,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,152
Acres	0.14
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	5305 46 Street
Subdivision	NONE
City	Rimbey
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

## Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Central Vacuum, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Barbecue, BBQ gas line, Private Yard
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Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Level, Private
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	1
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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