

# \$359,000 - 5305 46 Street, Rimbey

MLS® #A2214492

## \$359,000

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          | \$359,000   |
| 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 |
|-------------------|--------------------------------------|

|                 |  |
|-----------------|--|
| 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 | 50               |
| Zoning         | R1               |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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