

\$430,000 - 5310 44 Street, Rimbey

MLS® #A2101158

\$430,000

4 Bedroom, 3.00 Bathroom, 1,288 sqft

Residential on 0.15 Acres

NONE, Rimbey, Alberta

Welcome to the heart of Rimbey, where small-town charm meets modern comfort. This inviting raised bungalow offers a perfect blend of functionality and style, providing a cozy haven for your family. Let's explore the features that make this property truly special: Main Floor Highlights; 2 spacious bedrooms for restful nights, with the primary bedroom boasting a large walk-in closet with an abundance of built-ins for your wardrobe. Convenient main floor laundry for added ease.

A well-appointed kitchen with an island for casual dining, and a more formal dining area with a convenient buffet/hutch cantilevered space. This home also provides a large pantry for ample storage. The Lower Level Retreat includes 2 more generously sized bedrooms, perfect for a growing family or guests. An expansive family room that offers endless possibilities for entertainment and relaxation. Enjoy the luxury of in-floor heating, keeping your home warm and cozy during chilly Alberta winters. The Town of Rimbey boasts a vibrant community with a hospital, pharmacies, groceries, and local farmer markets, ensuring you have all the essentials close by. Multiple lakes in the vicinity provide opportunities for water activities and serene retreats. A short distance to the Nordegg area opens up a world of possibilities for hiking and golfing day trips, making weekends full of adventure. This property not only offers a comfortable and stylish living space but also grants you access to the many amenities that make Rimbey a



fantastic place to call home. Don't miss the chance to make this gem your own!

Built in 2009

Essential Information

MLS® #	A2101158
Price	\$430,000
Sold Price	\$428,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,288
Acres	0.15
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5310 44 Street
Subdivision	NONE
City	Rimbey
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, On Street

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Tankless Hot Water
Appliances	Dishwasher, Garage Control(s), Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, City Lot, Front Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 11th, 2024
Date Sold	February 15th, 2024
Days on Market	34
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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