

\$489,900 - 5221 45 Avenue, Rimbey

MLS® #A2118367

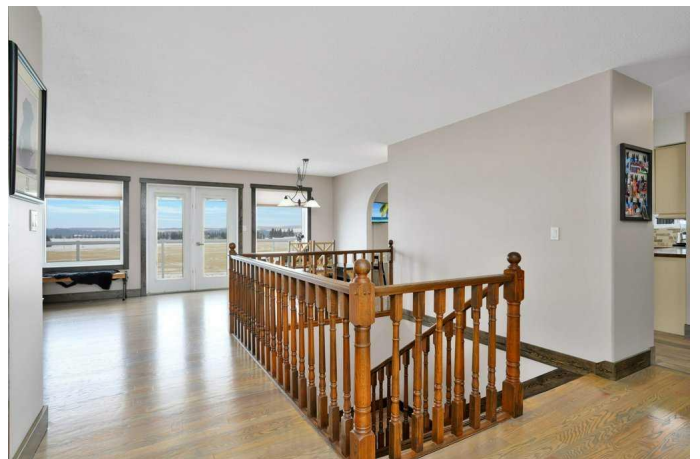
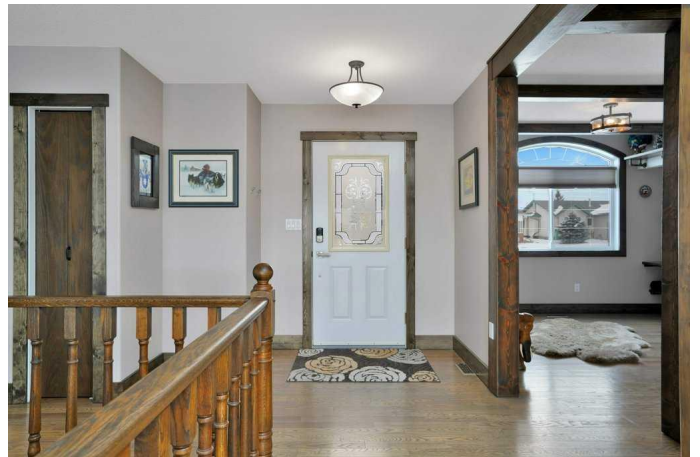
\$489,900

4 Bedroom, 3.00 Bathroom, 1,562 sqft

Residential on 0.18 Acres

NONE, Rimbey, Alberta

Welcome to your dream home overlooking breathtaking and unobstructed views to the South. Nestled in a serene setting, this unique property offers a perfect blend of rustic charm and modern touches. The Main Floor adorns refinished hardwood flooring in a rich grey stain exudes elegance and durability. Rustic trim throughout adds character and warmth to this space. The Den features a rustic built-in wall unit and floating shelves, perfect for showcasing your treasured possessions. This home is also wired for fiber optic, ensuring high-speed connectivity for all your digital needs. Convenient main floor laundry with exquisite herringbone woodgrain ceramic tile, combining style and functionality seamlessly. Step into the main bathroom to a realm of timeless elegance and modern sophistication with this stunning black and white bathroom retreat, creating an ambiance that is both striking and serene. Your large primary bedroom is bright and inviting and includes an ensuite. More than just a bathroom, this ensuite is a personal sanctuary—a place to unwind, rejuvenate, and indulge in moments of quiet contemplation. Featuring a custom steam shower, heated marble floors, bidet, and a standalone tub for indulgent relaxation, and a convenient walk-in closet attached to the ensuite, offering ample storage space for your wardrobe essentials. Retreat to the lower level featuring rustic herringbone heated ceramic tile floors that create a cozy ambiance, and showcasing a featured wall adorned with



custom wood design adds a modern touch. There is Plenty of room for your favorite pastime activities and entertainment, along with a wet bar for hosting gatherings. A special space under the staircase designed for your four-legged family member, featuring a built-in dog house, or convert to a charming child's reading area. Keep an eye out for the clever fairy door! Step outside to a spacious covered patio, complete with built-in outdoor cabinetry for effortless alfresco dining and a privacy wall with built-in shades ensures comfort and seclusion as you enjoy the outdoors. Just steps away from endless walking trails, perfect for leisurely strolls and outdoor adventures. Don't miss out on the opportunity to make this exceptional property your own. Schedule a viewing today and experience the epitome of luxury living with unmatched views and amenities!

Built in 1995

Essential Information

MLS® #	A2118367
Price	\$489,900
Sold Price	\$489,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,562
Acres	0.18
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5221 45 Avenue
Subdivision	NONE
City	Rimbey
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Built-in Features, Central Vacuum, Wet Bar
Appliances	Built-In Oven, Dishwasher, Disposal, Garburator, Induction Cooktop, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2024
Date Sold	April 24th, 2024
Days on Market	26
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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