

\$263,000 - 4609 54 Avenue, Rimbey

MLS® #A2182115

\$263,000

3 Bedroom, 2.00 Bathroom, 1,147 sqft

Residential on 0.14 Acres

NONE, Rimbey, Alberta

Parks, green spaces, multiple schools, uptown amenities - all within a short walk or drive. Welcome to 4609 54 Avenue, Rimbey where main level living, storage, serene outdoor spaces and nearby recreation for all ages is of abundance! The living room window overlooks a beautiful and spacious, landscaped front yard; lined with hedges giving a great combination of openness and privacy. Continue on through this well loved home and take in the ample natural sunlight throughout the open concept dining and kitchen area. The 4 piece main bathroom with excellent counter space is conveniently located across from the extended (massive!) primary bedroom! This really opens the doors for options. Either keep this for yourself or, need an extra bedroom on the main floor? Easily make back into 2 good sized bedrooms. This home also features spacious upper and lower laundry rooms, however the upstairs laundry room could very easily be used as an extra bedroom as well. Downstairs, explore the options with previously used kitchenette and dining space, another bedroom and updated 4 piece bathroom featuring a deep jet tub! Stepping out the backdoor is a green thumb's delight! South facing porch features plenty of windows and the extensive patio area is a great oasis to enjoy summers and cozy fires. The backyard is second to none and the heated detached garage will keep your vehicle warm year round, plus more storage and workbench space. With excellent bones, start the new



year in this comfortable home, or easily add your personal touches to it and update to your liking. This home is perfect for the investor, first time home owner and down-sizer alike!

Built in 1975

Essential Information

MLS® #	A2182115
Price	\$263,000
Sold Price	\$255,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,147
Acres	0.14
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4609 54 Avenue
Subdivision	NONE
City	Rimbey
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

Amenities

Utilities	Garbage Collection, High Speed Internet Available
Parking Spaces	3
Parking	Parking Pad, Single Garage Detached, Alley Access, Driveway, Garage Door Opener, Heated Garage, Off Street

Interior

Interior Features	Jetted Tub, Laminate Counters, Storage, Ceiling Fan(s), Closet Organizers, Central Vacuum, No Smoking Home
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Appliances	Refrigerator, Stove(s), Window Coverings, Range Hood
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Rain Barrel/Cistern(s), Rain Gutters, Storage
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	December 4th, 2024
Date Sold	January 21st, 2025
Days on Market	48
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	Maxwell Real Estate Solutions Ltd.
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