

# \$312,499 - 5601 46 Street, Rimbey

MLS® #A2235363

**\$312,499**

3 Bedroom, 2.00 Bathroom, 1,453 sqft  
Residential on 0.20 Acres

NONE, Rimbey, Alberta

Comfortable living all on one level in this well-cared-for 3 bedroom, 2 bathroom bungalow situated in a fantastic location in the charming Central Alberta town of Rimbey. Whether you're looking for the perfect retirement property or a welcoming first home for your family, this home offers the ideal combination of function, comfort, and convenience.

Set on a quiet street with large green spaces in both the front and back, this location truly stands out. With no neighbors behind and access to walking areas and nearby children's parks, it's easy to enjoy the peaceful lifestyle Rimbey has to offer. The exterior also features a 40-foot RV parking pad with 6 inches of gravel and a concrete driveway leading to the double attached garage—there's more than enough space for your vehicles and recreational needs.

Inside, the home features a thoughtfully designed layout with comfortable everyday living in mind. The spacious primary bedroom includes its own 2-piece ensuite and walk-in closet. Two additional bedrooms offer flexibility, with one currently being used as a home office. A conveniently located laundry area is just off the garage entrance, keeping everything within easy reach.

The kitchen opens to a bright breakfast nook



with views of the backyard through sliding patio doors”perfect for enjoying your morning coffee. For larger family gatherings or entertaining, a separate dining area sits just off the generous living room, offering plenty of space to host with ease.

Step outside onto the beautiful raised deck, complete with a gazebo”an ideal spot to relax at any time of the day. With no neighbors behind, you can truly enjoy privacy and tranquility in your own backyard.

This home has seen numerous thoughtful updates in recent years, including brand new PEX plumbing just installed, new shingles and front eavestroughs in 2024, a Rinnai hot water on demand system, fresh paint and updated flooring, and a newer garage door opener with keyless entry, all completed within the past two to three years. The tub, surround, and toilets were replaced approximately five years ago.

This home has been lovingly maintained and it shows. Properties like this”especially in such a desirable location”don”t come on the market often. Whether you're settling into retirement or planting roots for the first time, this property offers exceptional value and a lifestyle of ease.

Don”t miss this opportunity to own a beautifully updated bungalow in one of Rimbey”s nicer neighborhoods!

Built in 1998

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2235363  |
| Price      | \$312,499 |
| Sold Price | \$315,000 |
| Bedrooms   | 3         |

|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,453       |
| Acres          | 0.20        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5601 46 Street |
| Subdivision | NONE           |
| City        | Rimbey         |
| County      | Ponoka County  |
| Province    | Alberta        |
| Postal Code | T0C 2J0        |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 6                                                      |
| Parking        | Double Garage Attached, Parking Pad, RV Access/Parking |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, No Animal Home                                         |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Electric Stove, Freezer |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |
| Basement          | None                                                                                   |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                       |
| Lot Description   | Back Yard, Lawn, Level, Back Lane, Gazebo, Low Maintenance Landscape, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                            |
| Construction      | Vinyl Siding                                                                               |
| Foundation        | Poured Concrete, Slab                                                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Date Sold      | July 7th, 2025  |
| Days on Market | 10              |
| Zoning         | R1              |
| HOA Fees       | 0.00            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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