



5217 46 Avenue
Rimbey, Alberta

MLS # A2276142



\$440,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,475 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks

Inclusions: -

Here is a real GEM, quiet street across from the Lions PARK. There has only been one owner, owner built and designed. one level main floor entrance, oversize double attached garage. Main floor laundry, breakfast nook, kitchen with gas stove, Easy clean Granite counter tops, loads of storage, formal dinning room. Just off the living room is a three season south facing addition allows for more use of mother natures gifts. There are three bedrooms along with a Three piece bath on the main, Three piece ensuite off the primary bedroom allow for more privacy when you have company. All counter tops are strong and easy to clean Granite! The bathrooms are designed for easy access and safety including a seating are and designed nozzle for comfort showing. There is a four piece bath in the lower level. The lower level offers a huge family room, Guest room, office and much room for the friends and family to enjoy a warm visit. South facing back yard will give many of hours of enjoyment. There is more to see and enjoy! Current upgrade is an in-stand Hot Water on demand unit! Hard wood floors and more!