



**4614 58 Avenue  
Rimbey, Alberta**

**MLS # A2315193**



**\$470,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,401 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum		

**Inclusions:** Above Ground Pool, Greenhouse, Dog Run and Dog Houses, TV mount in Living room and Primary Bedroom

Welcome to this beautifully maintained fully finished bungalow backing directly onto open agricultural land with breathtaking county views for miles. Located in the welcoming community of Rimbey, this home offers the perfect blend of small-town living and access to Central Alberta's recreation hubs, lakes, golf, and outdoor lifestyle. With over 2,500 sq. ft. of developed living space, this 5-bedroom, 3-bathroom home offers a functional layout designed for both family living and entertaining. The bright open-concept main floor features vaulted ceilings, a spacious living room, and a well-appointed kitchen with stainless steel appliances, pantry storage, and a dining area overlooking the countryside. A standout feature is the private primary retreat tucked quietly at the back of the home, complete with a 4-piece ensuite and peaceful views of the open farmland behind. Main floor laundry adds everyday convenience, while two additional bedrooms and a full bath complete the main level. The fully developed basement offers impressive additional living space with 9-foot ceilings, a large rec room, family room, two generous bedrooms, another full bathroom, and excellent storage. In-floor heat and the insulated concrete foundation help keep the lower level warm and comfortable year-round. Outside, enjoy the large rear deck, attached double garage, landscaped yard, above ground pool, greenhouse, garden and the rare privacy of no rear neighbours — just endless Alberta sky and rolling county views. Situated in the growing community of Rimbey, you'll appreciate nearby schools, shopping, parks, recreation facilities, and easy access to Gull Lake, Sylvan Lake, and all the amenities Central Alberta has to offer.