



**5203 56 Avenue
Rimbey, Alberta**

MLS # A2317776



\$259,900

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,256 sq.ft. | Age: | 1967 (59 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Parking Pad, Single Garage Detached | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Front Yard | | |

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|--------------------|--------------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Concrete, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Jetted Tub, Laminate Counters | | |

Inclusions: Refrigerator, Dishwasher, Electric Stove, Washer/dryer, 3 freezers, pool table

Step back in time and discover the charm of this well-maintained 1967 bungalow, perfectly positioned with a stunning view overlooking Paskapoo Park. Offering a spacious and highly functional floor plan, this home features 3 bedrooms on the main floor, including a primary bedroom complete with its own 2-piece ensuite. The character of the era shines throughout, with nostalgic 1960s design elements that are becoming increasingly sought after. The welcoming front entry showcases the original built-in shelving and room divider accented by vintage pendant lighting, while the dining room features a beautiful custom wood built-in that serves as an impressive focal point and conversation piece. A large front picture window fills the living area with natural light and frames the endless park views beyond. Recent updates include roof shingles replaced within the past five years, providing added peace of mind. The partially developed lower level offers additional living potential with a newer 3-piece bathroom, laundry area, and three included freezers. For those dreaming of a cozy family room, a classic country red brick fireplace surround is already in place and ready for your finishing touches. Located just steps from Paskapoo Park, you can enjoy scenic walking trails, explore local history through the area's heritage buildings, or spend an afternoon at the fascinating Smithsonian International Truck Museum. This is a rare opportunity to own a home that celebrates its original character while offering a solid foundation for future updates and personal touches. A truly unique property where timeless craftsmanship, functionality, and community history come together.