



**4617 54 Avenue
Rimbey, Alberta**

MLS # A2317785



\$330,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,108 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Refrigerator, stove, washer/dryer, garage door opener

Welcome to Rimbey, a welcoming community in Ponoka County, where small-town living meets everyday convenience. This well-maintained bungalow offers 1,108 sq. ft. of main-floor living space with three bedrooms and an updated main-floor bathroom featuring a double vanity. Recent updates include all new flooring and fresh paint throughout the main floor, along with a newer furnace and hot water tank. A second laundry setup is already in place in the main floor bedroom closet, providing added flexibility and convenience. The lower level offers an additional 1,018 sq. ft. and is clean, functional, and ready for your finishing touches. The basement already includes an updated four-piece bathroom and a bedroom, which simply requires new flooring to complete the space. Laundry services are also available on the lower level. Whether you're looking to downsize and enjoy the convenience of main-floor living or you're a first-time home buyer seeking room to grow, this property offers excellent potential and flexibility to suit your needs now and into the future.