



**5521 46 Street
Rimbey, Alberta**

MLS # A2321014



\$485,000

Division:	NONE		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,851 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behi		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	R2
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Vaulted Ceiling(s)		

Inclusions: N/a

Are you looking for SPACE? Well look no further. This massive property offers nearly 3,000 SQUARE FEET of developed living space across five levels, a large private lot, a double car attached garage, AND a separate 24x28' WORKSHOP! This spacious and versatile home provides room for a large family & guests with 4 bedrooms, 3.5 bathrooms, 3 living rooms, PLUS 3 ADDITIONAL DENS/STORAGE ROOMS, you could use for a home office, gym, playroom, craft room, or all of the above! Situated on a large, fully landscaped and fenced lot across from a green space/Lions Park AND backing onto peaceful undeveloped pasture, you'll love the privacy and serene views. Inside, vaulted ceilings create an open and inviting atmosphere, while fresh paint on the upper floors, new railings, and an updated kitchen add a modern feel. Wake up to the peaceful views from your primary suite and enjoy the HUGE WALK-IN CLOSET, along with a 3 piece ensuite that creates a functional retreat-like space. Out back, enjoy coffee on the large two-tiered covered deck, the perfect place to relax and take in the tranquil surroundings. The heated double attached garage is fully finished and equipped with a floor drain plus hot and cold water taps. For those looking for even more space, the impressive 24' x 28' detached workshop offers endless possibilities for hobbies, storage, or projects. New shingles in 2026. This is an incredible opportunity for those with a growing or large family, or buyers willing to invest a little sweat equity to unlock the full potential of a truly spacious home. Seller has had a recent PWF inspection done and the report is available to buyers.