



5413 46 Street
Rimbey, Alberta

MLS # A2321389



\$579,900

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,310 sq.ft. | Age: | 1990 (36 yrs old) |
| Beds: | 4 | Baths: | 2 full / 2 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.32 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Garden, Landscaped, Level | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Boiler, In Floor, Natural Gas, Wood Stove | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Preserved Wood | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage | | |

Inclusions: Fridge, BI Oven, Cooktop Range, Dishwasher, Washer & Dryer, Wood Stove, Fridge in Garage, Garage Door Opener & 2 Controls

Welcome to 5413 46 Street in Rimbey! Offering over 3,800 sq. ft. of developed living space, this beautifully maintained home combines comfort, functionality, and impressive design. A grand foyer with soaring ceilings and an elegant staircase welcomes you inside, while the bright living room features stunning open-to-above architecture that creates a spacious and inviting atmosphere. The well-appointed kitchen offers a large island with cooktop, ample cabinetry, and convenient access to the formal dining area. Just off the kitchen, the sunroom provides the perfect place to relax while enjoying views of the beautifully landscaped backyard, extending the seasons for outdoor enjoyment and creating an ideal space to unwind. The main floor also features a spacious primary bedroom complete with a luxurious 6-piece ensuite, a convenient laundry room, and a 2-piece powder room. Upstairs, you'll find two additional bedrooms, a 4-piece bathroom, and a loft-style family room overlooking the living space below. The fully developed basement adds even more versatility with an additional bedroom, a 2-piece bathroom, and a large recreation room ideal for entertaining, hobbies, or family gatherings. Numerous updates have been completed over the years, including 30-year Harvard Slate shingles (2012), new gutters, covered front and rear (2025), and the majority of the windows replaced in 2022. For added peace of mind, the home has also been professionally inspected very recently. Outside, enjoy a beautifully maintained yard featuring mature landscaping, garden space, and plenty of room for outdoor living. An impressive garden shed with its own deck and underground power adds both charm and functionality. The huge fenced yard includes a 12-foot rear gate and a 10-foot front gate, allowing drive-through access and abundant space for RV

parking. Complete with a large, double attached garage, an exceptional floor plan, and a desirable location, this impressive property offers the space, flexibility, and lifestyle today's families are looking for.