



**GRASSROOTS**  
REALTY GROUP

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**5126 52 Avenue  
Rimbey, Alberta**

**MLS # A2328459**



**\$319,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                   |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,243 sq.ft.           | <b>Age:</b>   | 1957 (69 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.21 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Front Yard  |               |                   |

|                    |                                                 |
|--------------------|-------------------------------------------------|
| <b>Heating:</b>    | Forced Air                                      |
| <b>Floors:</b>     | Concrete, Hardwood, Laminate                    |
| <b>Roof:</b>       | Asphalt Shingle                                 |
| <b>Basement:</b>   | Full                                            |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                        |
| <b>Foundation:</b> | Poured Concrete                                 |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters, Sump Pump(s) |

|                   |    |
|-------------------|----|
| <b>Water:</b>     | -  |
| <b>Sewer:</b>     | -  |
| <b>Condo Fee:</b> | -  |
| <b>LLD:</b>       | -  |
| <b>Zoning:</b>    | R2 |
| <b>Utilities:</b> | -  |

**Inclusions:** Refrigerator, stove, microwave, dishwasher, washer/dryer, 2 sheds

Welcome home to this well-maintained 4-bedroom bungalow situated on an impressive 76' x 120' lot offering over 9,000 sq. ft. of outdoor space in one of Rimbey's established neighbourhoods. With numerous updates completed over the past decade, this property is move-in ready while still offering room to make it your own. The bright and inviting living room is filled with natural light from the large bay window, creating a warm and welcoming gathering space. Patio doors lead to the wraparound deck, making outdoor entertaining and family BBQs effortless while overlooking the expansive, fully usable backyard. Improvements over the past 10 years provide peace of mind and include asphalt shingles, updated siding, newer windows, a hot water tank (2021), and a beautifully renovated main-floor bathroom featuring a modern Bluetooth mirror—adding both style and convenience to your daily routine. Outside, you'll appreciate the oversized yard with plenty of room for children, pets, gardening, or future projects. The property also features a single attached garage, an RV parking pad with back alley access, a large Premier storage shed, and an additional garden shed for all your outdoor storage needs. Conveniently located within walking distance of schools and the hospital, this home offers the perfect blend of comfort and convenience. Living in Rimbey means enjoying the best of small-town Alberta. Residents benefit from excellent schools, a full-service hospital, local shopping, restaurants, recreational facilities including the Baytex Aquatic Centre, arena, fitness centre, and beautiful parks and walking trails such as Pas-Ka-Poo Historical Park. Rimbey offers a welcoming community atmosphere while being centrally located between Red Deer and the Rocky Mountain recreation areas, making it an ideal place to call home.

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