



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**5217 46 Avenue
Rimbey, Alberta**

MLS # A2328845



\$429,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,494 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Jetted Tub

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Refrigerator, dishwasher, gas range, washer/dryer, sunroom furniture, bedroom suite in primary, dining room table/chairs, and built-ins, Living room TV Cabinet, Bedroom suite in lower level, garage door opener and control, a/c, window coverings

Welcome home to this exceptionally well-maintained bungalow in the friendly community of Rimbey. Offering over 2,700 sq. ft. of developed living space, this home combines quality upgrades, timeless finishes, and a floor plan designed for comfortable everyday living. The bright main floor has been freshly painted and features beautiful hardwood flooring, a spacious living room, formal dining area, and an inviting kitchen complete with granite countertops, quality oak cabinetry, a Viking professional gas range, stainless steel appliances, and a sunny breakfast nook. The main level offers three bedrooms, including a generous primary suite with a beautifully updated 3-piece ensuite featuring a jetted tub, plus an additional full bathroom with a spa-inspired tiled shower, and convenient main floor laundry. Enjoy your morning coffee or unwind in the enclosed sunroom, offering a peaceful extension of your living space while overlooking the beautifully maintained yard. Central air conditioning keeps the home comfortable throughout the summer months. The fully developed basement provides outstanding flexibility with a large family/recreation room, fourth bedroom, 4-piece bathroom, and an abundance of storage space—ideal for hobbies, exercise, or games area. Significant mechanical updates provide peace of mind, including a new boiler heating system installed in Fall 2025, on-demand hot water, and a new garage door opener. The oversized attached double garage offers plenty of room for vehicles and additional storage. Situated on a beautifully landscaped lot in one of Rimbey's established neighbourhoods, this home is close to schools, parks, shopping, walking trails, and all the amenities that make Rimbey such a wonderful place to call home.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.