



GRASSROOTS
REALTY GROUP

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4709 55 Avenue
Rimbey, Alberta

MLS # A2329595



\$380,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,109 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Driveway, On Street, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Re		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: None

A beautiful and well-maintained family home in Rimbey. The front appealing curb welcomes you to a 4-bedroom home with much to offer. Enter the front door on the main floor and you will be ushered in to an open concept design that transitions from the living (with a ceiling fan), dining and kitchen areas; with a lot of natural lighting. The kitchen comes with ample working space, adequate backsplash, beautiful cabinets, and silver-matching appliances. The functional kitchen island is attractive for family to gather for meals/tea/coffee or simply chat. The laundry room and pantry are on the main floor. Three bedrooms and a 4-pcs bath feature on the main floor. The basement features a large-sized bedroom, 2pcs ensuite, recreational room, super-sized walk-in-closet (flexible to be an office, reading or activity room), storage space and utility room. Outside you will appreciate a large level backyard with a deck, and fire pit to host your friends and family and enjoy the seasonal good days and nights. The front and backyard have some beautiful mature trees and shrubs. Extra spacious parking, to fit RV, is available in the back through the alley lane. The single 29' x 12' attached garage is handy. This is a great home for a family or a first homeowner with room to grow and thrive. Rimbey has lots to offer in shopping, closeness to amenities and outdoor activities. This is a great place to settle and make it home. Don't miss your opportunity to make this good Rimbey property your next home. Request your showing today!