



GRASSROOTS
REALTY GROUP

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6, 5314 51 Street
Rimbey, Alberta

MLS # A2339896



\$202,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	988 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 445
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Slab	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan		

Inclusions: N/A

Welcome to Kansas Ridge Estates, a quiet, adult living community perfectly positioned next to the senior drop-in center and the local swimming pool. If you're ready to downsize, simplify, or enjoy a low maintenance lifestyle, this bright and spacious two bedroom, two bathroom condo offers comfort and convenience all on one level. Inside, you'll find an open concept living and dining area filled with natural light and functional u-shaped kitchen. Two generous bedrooms include the primary which is complete with a large closet and three piece ensuite. Full four piece bathroom and laundry room complete the unit. French doors off the living room lead to your private east facing deck, perfect for morning coffee or relaxing afternoons. The single attached heated garage provides secure parking and easy access to the common hallway, social room, and your unit. With close proximity to all amenities, this is an ideal opportunity for comfortable, carefree living.