



GRASSROOTS
REALTY GROUP

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4610 56 Avenue
Rimbey, Alberta

MLS # A2346823

\$378,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,166 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters		

Inclusions: Refrigerator, Dishwasher, Stove, Washer/dryer, Window Coverings, Central Vac w/Tools, satellite dish on garage, Tarp/Tin Shed, Wood/Tin Shed

Welcome to small-town living in Rimbey! This well-cared-for 5-bedroom, 3-bathroom bi-level, built in 1990, offers a functional layout and plenty of room for a growing family. Located on a quiet street directly across from a park, the home features 3 bedrooms on the main floor, including the primary bedroom with a 3-piece ensuite, plus 2 additional bedrooms downstairs. The main level offers a bright living room, dining area and kitchen, while the lower level provides an expansive recreation room, giving the kids plenty of space to play, relax or entertain friends. A large utility/laundry area and additional storage add everyday practicality. Outside, mature trees provide a welcoming setting, and the double attached heated garage is a definite bonus through Alberta winters. The backyard still offers plenty of room to enjoy, along with two convenient storage buildings—a 12' x 12' garden shed and a 10' x 23' metal/tarp shelter, ideal for extra vehicles, recreational toys or seasonal storage. If you're looking for a place where your family can put down roots, this home offers the space, location and small-town lifestyle to do just that. Rimbey is the kind of community where life can feel a little simpler—small-town living with the everyday conveniences you need and a little less stress.