



GRASSROOTS
REALTY GROUP

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4618 51 Avenue
Rimbey, Alberta

MLS # A2347484



\$229,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,052 sq.ft.	Age:	1938 (88 yrs old)
Beds:	1	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters		

Inclusions: Refrigerator, stove, washer/dryer, garage controls, microwave, window coverings, central vac/tools

Welcome to this charming 1½-storey, 1,052 sq. ft. home where character, functionality and small-town living come together. From the mature trees and inviting exterior to the bright, cheerful interior, this is a home with personality and plenty of potential. The main floor offers a comfortable layout with a spacious living room, dining area and bright kitchen featuring plenty of workspace, an island and a touch of country charm. The primary bedroom is conveniently located on the main floor, along with a 3-piece bathroom and main-floor laundry, making everyday living easy and practical. Upstairs you'll find a unique and versatile bonus space that could easily serve as an additional bedroom, hobby or craft room, home office, playroom or extra storage—adapt it to suit your lifestyle. The basement is primarily utility space, keeping the main living areas where you can enjoy them most. Outside, the property really shines. The beautifully maintained yard features mature trees, established landscaping and plenty of green space to relax, garden or entertain. A single detached garage provides covered parking and additional storage, while the separate garden shed is ideal for tools, lawn equipment and seasonal items. Located in the welcoming community of Rimbey, you'll enjoy the charm and slower pace of small-town living without giving up everyday conveniences. Full of country charm and set in a community where the essentials are close to home, this inviting Rimbey property is a great option for first-time buyers, downsizers or anyone looking to enjoy a little more simplicity in everyday life.