



GRASSROOTS
REALTY GROUP

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4910 56 Avenue
Rimbey, Alberta

MLS # A2352829

\$295,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	953 sq.ft.	Age:	1957 (69 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home		

Inclusions: Refrigerator, stove, stacked washer/dryer, window coverings, range hood, ceiling fan, dish on roof, electric fireplace in living room.

If you've been searching for a comfortable home with an incredible shop to match, this property deserves your attention! The real star of this property is the impressive approximately 850 sq. ft. detached heated shop, featuring two 10' overhead doors and one 14' overhead door. Whether you're a vehicle enthusiast, enjoy welding, need room for your tools and equipment, or simply want a great space to work on your projects, this shop offers endless possibilities! The property also features a cozy 2-bedroom, 1-bathroom bungalow with approximately 953 sq. ft. of living space. Inside, you'll find a welcoming living room with an electric fireplace, a functional kitchen, a dining area with warm wood ceilings, and a sunroom offering additional space to relax and unwind. Outside, enjoy the front deck, established yard and additional storage shed. Recent updates provide added value and peace of mind, including a new high-efficiency furnace installed in April 2026, a hot water tank replaced in 2024, and a washer and dryer purchased in 2023. For those looking to stay connected, fibre-optic internet service is available in the area, with infrastructure brought to the property line in the back alley, offering the potential for high-speed connectivity. Located in the welcoming community of Rimbey, where life moves at a more relaxed pace, neighbours still know one another, and you can enjoy small-town living without all the city noise. Rimbey offers schools, shopping, healthcare, recreational facilities and everyday amenities. A comfortable home, an exceptional heated shop, valuable recent upgrades, and the charm of small-town living — this is a property you won't want to miss!