

# \$475,000 - 5338 45 Avenue, Rimbey

MLS® #A2221024

**\$475,000**

4 Bedroom, 3.00 Bathroom, 1,360 sqft

Residential on 0.19 Acres

NONE, Rimbey, Alberta

Welcome to this beautifully maintained bungalow nestled in the friendly and vibrant community of Rimbey, Alberta—a small town known for its welcoming spirit, charming downtown, and peaceful, rural lifestyle. Whether you're looking for a slower pace or a great place to raise a family, Rimbey offers the perfect balance of small-town warmth and modern convenience, with schools, parks, and everyday amenities close by. Step inside to discover an inviting open-concept layout that effortlessly connects the main floor living, dining, and kitchen areas. Large windows fill the space with natural light, highlighting the laminate flooring that runs seamlessly through the living room and hall. The oak kitchen features pristine white and stainless steel appliances, an abundance of counter space, and a layout that makes cooking a joy. A spacious dining area offers plenty of room for hosting family dinners or casual brunches with friends. The primary bedroom is a private retreat, complete with a luxurious ensuite bath featuring dual vanities, a corner shower, and a soothing corner soaking tub. A well-appointed second bedroom offers direct access to a full bathroom, making it perfect for children. The expansive basement is finished with a large recreation area, two additional bedrooms, and another full bathroom, giving you all the space you need for hobbies, older children, visiting family, or additional storage. Outside, enjoy Alberta's sunny seasons on the large back



deck, or make use of the sprawling backyardâ€”complete with RV parking and a storage shed for all your outdoor gear. Whether youâ€™re looking for your forever home or a peaceful place to start a new chapter, this Rimbey gem is ready to welcome you.

Built in 2006

**Essential Information**

MLS® #	A2221024
Price	\$475,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,360
Acres	0.19
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	5338 45 Avenue
Subdivision	NONE
City	Rimbey
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Parking Pad, RV Access/Parking
# of Garages	2

**Interior**

Interior Features	Double Vanity, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Satellite TV Dish, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 21st, 2025
Days on Market	31
Zoning	R1

## Listing Details

Listing Office	CIR Realty
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