



**GRASSROOTS**  
REALTY GROUP

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**5125 48 Avenue  
Rimbey, Alberta**

**MLS # A2236363**



**\$265,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** -

Location, Size, Price its is all here! This property is only a couple of blocks from "Down Town". The two bedrooms on the main floor, bath, Kitchen with new flooring has just been painted through out! There is a large South facing back yard that is fenced and await a family to make it home. This property is set up with wheel chair ramps, also one of the bedroom has had a bathroom, shower added to be wheel chair accessible. A double detached garage has a small shed connected for storage. Rimbey is a growing Town with all the amenities of the big city with 80% less stress. Great place to visit and stay.