



GRASSROOTS
REALTY GROUP

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**4606 57 Avenue
Rimbey, Alberta**

MLS # A2238315



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,223 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Pie Shaped Lot, Views		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Hardwood, Tile, Vinyl Plank		
Roof:	Asphalt Shingle		
Basement:	Finished, Full		
Exterior:	Brick, Vinyl Siding, Wood Frame		
Foundation:	Poured Concrete		
Features:	Bar, Bookcases, Vaulted Ceiling(s)		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R1		
Utilities:	-		

Inclusions: NA

NEW PRICE CHECK OUT THE UPGRADES!! This stunning 3-bedroom, 3-bathroom residence with numerous upgrades is the perfect blend of comfort and space, ideal for growing families or those who love to entertain. With generous living areas and an abundance of natural light, this home invites you to create lasting memories with loved ones. Upgrades include the basement rec room space with new carpet and upgrades in the main floor bathroom, along with New Furnace/AC/garage furnace in Sept 2023 which was near \$20,k of upgrades. The roof and kitchen window was done in 2015, and the rest of the windows and doors were done in 2021 with the soffit, eavestroughs etc done in 2020. Step outside to discover your own private oasis—a huge yard with a large back deck that is approximately 600 sqft of deck, and open space that offers endless possibilities for outdoor activities, gardening, or simply enjoying the serene surroundings. The property features both an attached garage that is heated and insulated and an approximately 16x24 cold storage detached garage, providing ample storage space for your vehicles, tools, and recreational equipment. Living in Rimbey means embracing a tight-knit community with a welcoming atmosphere. Enjoy the benefits of small-town living while being just a short drive from larger cities for additional amenities and services. Rimbey offers many amenities including a hospital, excellent schools, parks, and recreational facilities, making it a fantastic place for families. Explore the nearby beautiful landscapes, and close to lakes and trails, perfect for outdoor enthusiasts. Don't miss this opportunity to own a beautiful home in a vibrant community. Start imagining your life in this idyllic affordable setting! Updates in the last couple of years- New House Furnace, New Garage Furnace, New AC, New sink

and faucets in wet bar