



**GRASSROOTS**  
REALTY GROUP

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**4737 54 Avenue  
Rimbey, Alberta**

**MLS # A2248891**



**\$298,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,219 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Lawn, I		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** None

Quaint and cozy! This over 1200 sq. ft. wood framed bungalow on 6250 sq. ft. lot has 2 bedroom on main 3 bathrooms, one of which includes a 2 piece ensuite off the main bedroom. The house is well laid out with spacious kitchen, a family room with a fireplace, a separate dining room and a large social sunken living room. There is a screened in addition, on the rear of the house that works as a porch and sun room, which leads out to a nice back yard with raspberry bushes. There is a single detached garage with an additional parking space. There are four schools and many parks for your family to grow into. Rimbey has a modern Hospital as well as a vibrant commercial and social community. This property is close to the new mall with Tim's, Dairy Queen and Hwy access to Sylvan lake, Red Deer to the South and North to Edmonton. This is a growing community awaiting your arrival.