



**4737 54 Avenue
Rimbey, Alberta**

MLS # A2248891



\$274,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,219 sq.ft.	Age:	1983 (43 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	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.