



**GRASSROOTS**  
REALTY GROUP

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**4910 53 Avenue  
Rimbey, Alberta**

**MLS # A2263438**



**\$275,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	904 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	1.54 Acres		
Lot Feat:	City Lot, Front Yard, Treed		

Heating:	Fireplace(s), Forced Air, Wood	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Recessed Lighting		

**Inclusions:** N/A

FIRST TIME HOME BUYERS or PERFECT FOR THE SIGNLE GUY WHO WANTS TO TINKER IN A GARAGE: check out this Sweet cottage style bungalow in the heart of family oriented Rimbey . . . plenty of charm and tons of potential to make this property your forever home. Situated on a large lot with a single detached garage and plenty of space for dogs and kids to play in the backyard. Large front deck facing south . . . perfect place to start your morning with a cup of coffee on this very mature quiet street with your own beautiful Chokecherry tree. Inside you will find lots of updates over the last few years PLUS NEW WINDOWS UPSTAIRS (some were already replaced in 2015) just installed! Main floor kitchen and living room is very bright and open. Lots of space for the family to gather whether watching movies or entertaining guests. Lovely newer vinyl flooring, fresh paint , new backsplash, epoxy countertops, oak cabinets painted grey and newer appliances. Two bedrooms upstairs plus family bathroom also with updates including porcelain tile and new toilet. Downstairs has a large rec room with wood burning fireplace for the chilly winter nights. So much potential in this basement for growing families! Seller is leaving flooring and other supplies for the handyman who wants to finish up the last few jobs! Plus 1/2 bath downstairs is functional! This home has lots of extras including AIR CONDITIONING, hardy-board siding, new electrical panel in 2023, shingles 2015, hot water tank in 2019, Blower motor and furnace maintenance done in 2025 plus a NEW board. Perfect home for young couples looking to start a family, investors or a couple wanting to retire in a lovely smaller town. . . you will want to check this home out. Close to all amenities, swimming pool, skate park, playground, schools and shopping . . .you won't regret it!

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