



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**5109 45 Street
Rimbey, Alberta**

MLS # A2267135



\$385,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,149 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Dog Run Fenced In, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: Fridge, Gas Stove, Dishwasher, Microwave, Washer & Dryer

Spacious, bright, and full of character—this 5-bedroom, 3-bathroom bungalow in Rimbey, AB is designed for both comfort and family living. The main floor features hardwood floors, a gas fireplace, and large windows that flood the space with natural light. The kitchen is a chef’s dream with a corner pantry, stainless steel appliances including a gas stove, and an open layout flowing into the dining area with easy access to the back deck—perfect for summer BBQs or entertaining friends. The primary bedroom includes a private 4-piece ensuite, while two additional bedrooms share a full bath. Downstairs, a massive recreation room with a wood-burning stove provides a cozy spot for movie nights or game days. Two more bedrooms, another full bath, and a utility room with laundry and storage complete the lower level, offering flexibility for growing families or guests. The property has a spacious attached garage with mezzanine storage, newer hot water tank, newer appliances and the shingles were replaced in 2023. Outside you will find a wonderful yard with landscaped flower bed feature, fire pit area and a doghouse with fenced in dog run for your beloved pets. Located in a friendly neighbourhood with easy access to Hwy 20, this home offers the perfect balance of small-town charm and practical convenience. Rimbey itself is a welcoming community with schools, parks, and local amenities.