



**4910 53 Avenue  
Rimbey, Alberta**

**MLS # A2291687**



**\$273,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	904 sq.ft.	<b>Age:</b>	1954 (72 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	City Lot, Front Yard, Treed		

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

**Inclusions:** N/A

First-Time Buyers, Investors, or Garage Enthusiasts &mdash; This One Is Worth a Look! Welcome to this adorable cottage-style bungalow tucked away on a quiet, mature street in the heart of family-friendly Rimbey. Full of charm, thoughtful updates, and incredible potential, this home is ready for its next chapter. Set on a large lot with a single detached garage, there&rsquo;s plenty of space for hobbies, projects, pets, and backyard fun. The south-facing front deck is the perfect spot to start your day with coffee while enjoying the peaceful neighbourhood and the shade of your very own beautiful chokecherry tree. Step inside and you&rsquo;ll immediately notice the bright, open main floor where the kitchen and living room flow together&mdash;perfect for entertaining friends or enjoying family movie nights. The home has seen many updates in recent years, including brand new upstairs windows, newer vinyl flooring, fresh paint, a stylish backsplash, epoxy countertops, grey-painted oak cabinets, and newer appliances. The main floor features two comfortable bedrooms and an updated bathroom with porcelain tile and a new toilet. Lots of potential in the lower level : the spacious rec room with a cozy wood-burning fireplace could make the perfect hangout for winter evenings, game nights, or a future family space. The seller is even leaving flooring and extra supplies for the next owner to complete the finishing touches. A functional half-bath is already in place. This home also comes with great upgrades and extras, including: Air conditioning, Durable Hardie board siding, New electrical panel (2023), Shingles (2015), Hot water tank (2019), Furnace maintenance and new blower board (2025). Whether you're a first-time buyer, young couple, investor, or someone looking to enjoy small-town living, this property offers comfort, value, and room to grow.