



**GRASSROOTS**  
REALTY GROUP

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

**5014 53rd Ave  
Rimbey, Alberta**

**MLS # A2201558**



**\$65,000**

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**Division:** NONE

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**Lot Size:** 0.14 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** R2

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**Water:** -

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**Sewer:** -

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**Utilities:** -

Serviced Lot Zoned R2 READY For a DUPLEX / SECONDARY SUITE, standard home or modular! This 50x125 Lot has sewer and water in the middle of the lot, recently landscaped for drainage. The east aligns with the back alley allowing for easier access if duplex or secondary entrance is developed! Great location in the heart of Rimbey, One block away from the water park, close proximity to two schools and playgrounds/dog parks! Great opportunity for a duplex development as Rimbey offers a hospital nearby and many work opportunities. Place down a Modular and start living in Rimbey ASAP, The opportunities are remarkable at this already serviced R2 lot.