

**5233 45 Avenue
Rimbey, Alberta**

MLS # A2274426



\$494,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,746 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Gravel Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Garden, Landscaped,		

Heating: In Floor, Fireplace(s), Forced Air, Wood Stove

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Stucco

Foundation: ICF Block

Features: Ceiling Fan(s), Jetted Tub, Laminate Counters, Separate Entrance, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: N/A

Welcome to 5233 45 Avenue — a well-maintained home backing onto a quiet green space in a convenient, family-friendly area of Rimbey. Parks, schools, and amenities are close by, offering an easy day-to-day living experience. The home includes several recent updates throughout. Upstairs features fresh paint, new light fixtures, soft-close cabinetry with updated cabinet pulls, and a pantry with pullout shelving. The two upstairs bathrooms have been redone, and the basement bathroom now includes an updated toilet, stained cabinetry, new mirror, and upgraded lighting. The kitchen also benefits from new appliances and a reverse osmosis system. The lower level offers a walkout basement that opens to the backyard. There is also a three-season room with a newly replaced roof, plus a new outside wall on the lower patio with updated vinyl siding. Additional improvements include a rebuilt deck, a rear driveway for extra parking or RV space, a separate entrance from the garage to the basement, and in-floor heating in both the garage and basement. Mechanical updates include 2019 shingles and a 2020 hot water tank, providing added assurance for future owners.