

# \$495,000 - 5509 46 Street, Rimbey

MLS® #A2196807

**\$495,000**

4 Bedroom, 3.00 Bathroom, 1,557 sqft  
Residential on 0.16 Acres

NONE, Rimbey, Alberta

This beautiful 4-bedroom home, built in 2003, boasts a spacious open concept design with high vaulted ceilings that create a bright and airy atmosphere throughout. The main floor features a dedicated office with French doors and custom-built-in bookshelves, perfect for working from home. Main floor also features main floor washer and dryer. The large and functional kitchen flows seamlessly into the living room, which faces east and offers stunning views of the surrounding area. With three bathrooms and four bedrooms, there's plenty of room for everyone.

Enjoy the perfect blend of privacy and convenience as this home backs onto a lush green space with beautiful views, while the front of the house offers easy access to local parks, hospital and schools. The property also has great curb appeal with its well-maintained exterior and large attached garage, providing ample storage and room for vehicles. The basement features high ceilings, in floor heat and additional storage, making it the perfect space for the family room and other bedrooms. Don't miss out on this ideal family home in a fantastic location

Built in 2003

## Essential Information

MLS® #	A2196807
Price	\$495,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,557
Acres	0.16
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5509 46 Street
Subdivision	NONE
City	Rimbey
County	Ponoka County
Province	Alberta
Postal Code	T0C2J0

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Stucco
Foundation	ICF Block

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	58
Zoning	R1

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.