

# \$410,000 - 4617 53 Street, Rimbey

MLS® #A2198715

**\$410,000**

6 Bedroom, 3.00 Bathroom, 1,222 sqft

Residential on 0.34 Acres

NONE, Rimbey, Alberta

Here is an outstanding property, super clean in a wonderful area of Rimbey. With five bedrooms, two 4pce bathrooms and a 3pce ensuite you will not have any problem keeping your guesses happy! This house has been well maintained and is ready for a new life and family. The plumbing is copper and has been updated in the lower level. Well designed with large breakfast noon, Dining room, Family room and Recreational the 1222 + square ft., will be a welcome and enjoyable place to live1 The back yard faces South with the extra daylight and with a deck the summers should be a most enjoyable.

Built in 1989

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2198715      |
| Price          | \$410,000     |
| Bedrooms       | 6             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,222         |
| Acres          | 0.34          |
| Year Built     | 1989          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information



|             |                |
|-------------|----------------|
| Address     | 4617 53 Street |
| Subdivision | NONE           |
| City        | Rimbey         |
| County      | Ponoka County  |
| Province    | Alberta        |
| Postal Code | T0C 2J0        |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, See Remarks       |
| Appliances        | Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Stove |
| Heating           | Natural Gas, Floor Furnace   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard                          |
| Lot Description   | Back Lane, Rectangular Lot, Sloped Up |
| Roof              | Asphalt Shingle                       |
| Construction      | Wood Frame                            |
| Foundation        | Wood, See Remarks                     |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 85                  |
| Zoning         | R-1                 |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Maxwell Capital Realty (Rimbey) |
|----------------|---------------------------------|

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