

# \$395,000 - 5209 45 Street, Rimbey

MLS® #A2188004

**\$395,000**

4 Bedroom, 3.00 Bathroom, 1,152 sqft

Residential on 0.14 Acres

NONE, Rimbey, Alberta

The best feeling there is - from the moment you drive up - you realize this is the place you want to call "HOME". This stunning property has been upgraded with modern finishes to create a warm and inviting family home. Enter into a great sized foyer that leads to upper and lower levels. The main floor boasts a kitchen filled with cabinets, pantry, appliances and a working space any chef will love. Kitchen is open to dining and living areas creating the perfect family gathering spot to create memories for years to come. Also featured on the main level are 3 bedrooms, one being a large primary with 3pc ensuite and a 4pc main bath. Lower level offers a comfy environment to set up your family fun centre. This massive space has enough room for your movie nights - games table - craft centre - so many options for this space. Nice sized bedroom, laundry room with storage and a 3pc bath complete this level. Outside there is a detached double garage, extra large cement parking pad, fenced and landscaped yard and a covered private deck. Tons of storage under deck along with huge storage shed. A house that feels like "HOME".

Built in 2001

## Essential Information

MLS® # A2188004

Price \$395,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,152
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	5209 45 Street
Subdivision	NONE
City	Rimbey
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Storage
Lot Description	Back Yard, Front Yard, Garden, Landscaped

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 15th, 2025
Days on Market	114
Zoning	R2

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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