

# \$275,000 - 4521 50 Avenue, Rimbey

MLS® #A2214117

**\$275,000**

2 Bedroom, 2.00 Bathroom, 1,535 sqft

Residential on 0.70 Acres

NONE, Rimbey, Alberta

Take a look at this unique property right in Rimbey! This little gem is located on the outskirts of town, giving you an acreage feel with the amenities of being in town! Situated on just over a half acre, there is plenty of outdoor space for all kinds of outdoor opportunities! Zoned Urban Holdings, this lot has potential for extra opportunity for those seeking future endeavors. There have been many upgrades and additions to this quaint older home with tons of potential for future development. The yard is private and landscaped, featuring beautiful mature trees and lots of space for outdoor play, gardening and entertainment. Inside you will find a huge open living area upon entry with a cozy gas fireplace, a newer additional living area with basement featuring in floor heat, ready for finishing touches, 2 bedrooms on main floor with a full bath and laundry and a nice sized deck off the main living area as well. The kitchen is bright and spacious and has a sunroom for additional natural lighting. This property is unique, adorable and has tons of future potential with a gorgeous oversized lot in town and is truly worth the view!

Built in 1944

## Essential Information

MLS® # A2214117

Price \$275,000



Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,535
Acres	0.70
Year Built	1944
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### **Community Information**

Address	4521 50 Avenue
Subdivision	NONE
City	Rimbey
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

### **Amenities**

Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Freezer, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partially Finished, Partial

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Lawn, Treed

Roof	Asphalt Shingle, Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	11
Zoning	UH

### **Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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