

# \$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          | Partial, Partially Finished   |

### **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 | 23               |
| Zoning         | UH               |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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