

# \$345,000 - 5314 44 Street, Rimbey

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MLS® #A2210288

## \$345,000

4 Bedroom, 3.00 Bathroom, 1,050 sqft

Residential on 0.15 Acres

NONE, Rimbey, Alberta

This very clean and well kept 1000+ sq. ft. house, with the attached double car garage is waiting for a new family. There are two well sized bedrooms, a four piece bath, large living room, kitchen and access to a covered back deck. Main floor laundry give way for more relaxing and less upstairs and down stairs travel. The over sized fenced back yard and no back lane allow for more quiet and less noise and dust. This is a quiet part of the growing town of Rimbey. The town boosts Commerce, Entertainment, Schools, Hospital, Religions and quick access to the highway. This is a good place to call home. Early possession.

Built in 2005

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210288    |
| Price          | \$345,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,050       |
| Acres          | 0.15        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |



## Community Information

|             |                |
|-------------|----------------|
| Address     | 5314 44 Street |
| Subdivision | NONE           |
| City        | Rimbey         |
| County      | Ponoka County  |
| Province    | Alberta        |
| Postal Code | T0C 2J0        |

## Amenities

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

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, No Animal Home, No Smoking Home, Pantry, See Remarks, Storage        |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full                                                                       |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard, Storage      |
| Lot Description   | Landscaped, Lawn, Flag Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Stucco, Wood Frame         |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 113             |
| Zoning         | R-1             |

## Listing Details

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

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