

# \$299,900 - 5409 47 Street, Rimbey

MLS® #A2215232

**\$299,900**

6 Bedroom, 3.00 Bathroom, 1,397 sqft  
Residential on 0.19 Acres

NONE, Rimbey, Alberta

Welcome to this beautifully maintained 6-bedroom raised bungalow, perfectly located in the heart of Rimbey. Situated on a large 60' x 140' lot with convenient back lane access, this property offers both charm and incredible potential. Step inside to find hardwood floors that flow seamlessly through the living room and hallways, creating a warm and inviting atmosphere. The bright main floor features newly installed front-facing windows, filling the home with natural light. At the end of the day relax in the evening beside your gas fireplace then unwind having a relaxing jacuzzi bath. You'll appreciate the ease of main floor laundry, as well as the updated appliances, newer hot water tank, and recently upgraded furnace, air conditioning, and roof shingles – all adding extra value and peace of mind.

Families will love the location, just steps from a popular play park, making it easy for kids to enjoy outdoor fun. With plenty of space inside and out, this is the perfect home for a growing family. For savvy investors, the layout and size of the property present an exciting opportunity to convert this home into a dual rental unit, maximizing rental income potential. Located in the welcoming community of Rimbey, you'll enjoy the best of small-town living with excellent schools, modern amenities, and a friendly atmosphere. Don't miss your chance to own this versatile and move-in-ready property!



Built in 1976

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215232    |
| Price          | \$299,900   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,397       |
| Acres          | 0.19        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 5409 47 Street |
| Subdivision | NONE           |
| City        | Rimbey         |
| County      | Ponoka County  |
| Province    | Alberta        |
| Postal Code | T0C 2J0        |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s)                                   |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | Central Air                                      |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room                                 |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished                         |

**Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Private Yard                 |
| Lot Description   | Back Lane, Back Yard         |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |
| Foundation        | Poured Concrete              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 1                |
| Zoning         | R1               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.