

# \$195,000 - 5025 49 Avenue, Rimbey

MLS® #A2265534

**\$195,000**

1 Bedroom, 1.00 Bathroom, 782 sqft

Residential on 0.43 Acres

NONE, Rimbey, Alberta

Cozy home with a single detached garage on an extra-large lot within walking distance of most of Rimbey's shopping, restaurants, and amenities. This 1 bedroom, 1 bathroom home is ideal for a first-time homeowner, an investor, or anyone looking to downsize and move to town while still enjoying privacy. It features a large bedroom, an efficient and easy-to-work-in kitchen, a 4-piece bathroom, and a good-sized living room on the main floor, with utility and extra storage space downstairs.

The huge yard offers incredible potential! The east side of the garage was formerly a large garden plot and could easily be returned to that use. Currently fenced for dogs, it provides plenty of space for them to run and play. The current owners have enjoyed the firepit area year-round, and there's still lots of room for whatever you might want to do. Immediate possession is available.

Built in 1933

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2265534  |
| Price          | \$195,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 782       |
| Acres          | 0.43      |



|            |             |
|------------|-------------|
| Year Built | 1933        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5025 49 Avenue |
| Subdivision | NONE           |
| City        | Rimbey         |
| County      | Ponoka County  |
| Province    | Alberta        |
| Postal Code | T0C 2J0        |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 4                                                      |
| Parking        | Parking Pad, RV Access/Parking, Single Garage Detached |
| # of Garages   | 1                                                      |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Smoking Home, Sump Pump(s) |
| Appliances        | Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer   |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None                                                          |
| Fireplace         | Yes                                                           |
| # of Fireplaces   | 1                                                             |
| Fireplaces        | Electric, Living Room                                         |
| Has Basement      | Yes                                                           |
| Basement          | Partial                                                       |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Fire Pit, Dog Run, Garden                 |
| Lot Description   | Back Yard, Lawn, Level, Dog Run Fenced In |
| Roof              | Asphalt Shingle                           |
| Construction      | Vinyl Siding, Wood Frame                  |
| Foundation        | Block                                     |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 19th, 2025 |
|-------------|--------------------|

|                |    |
|----------------|----|
| Days on Market | 16 |
| Zoning         | R2 |

**Listing Details**

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

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