

# \$109,900 - 6209 Evergreen Close, Rimbey

MLS® #A2183918

**\$109,900**

0 Bedroom, 0.00 Bathroom,  
Land on 1.01 Acres

N/A, Rimbey, Alberta

A TURNKEY acreage to build your dream home on with a VIEW! This is the perfect lot that you've been searching for! On the outskirts of the friendly community of Rimbey yet still within town limits, this fully serviced, FULL ONE ACRE LOT saves you time and money on your future build! Located on a quiet cul-de-sac, enjoy privacy of the landscaped lawn with beautiful evergreen tree lines on all three sides. Overlooking the prairies, this lot checks all the boxes! FULL SERVICES, paved access, already built approach, water and sewer conveniently stubbed into town services, power line, gas line and phone line along property edge plus proper drainage throughout - you cannot find anything else like this! Walking distance to main town amenities plus many nearby attractions, make Evergreen Estates an easy place to call home. Enjoy being nearby the Rimbey Aquatic Centre, Historical PasKaPoo Park, Community Centre with hockey rink, curling rink and event centre, Schools (K-12), Rimbey Hospital & Care Centre, baseball diamonds, football and soccer fields, Rimbey Agrim Rodeo Grounds & Indoor Arena and Central Alberta Raceways. Gull Lake, Parkland Beach and camping are all within a 15 minute drive. Additional emergency access, modern street lighting, fire hydrants and simple architectural restrictions secure your investment for the long term. Even pick your own neighbours or add more space with the lot directly beside also being available for sale (6217 Evergreen Close)!



## Essential Information

MLS® #	A2183918
Price	\$109,900
Bathrooms	0.00
Acres	1.01
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	6209 Evergreen Close
Subdivision	N/A
City	Rimbey
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

## Amenities

Utilities	Electricity at Lot Line, Garbage Collection, Natural Gas at Lot Line, Fiber Optics Available, High Speed Internet Available, Phone Available, Satellite Internet Available
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## Exterior

Lot Description	Cul-De-Sac, Landscaped, Lawn, Street Lighting, Treed, Gentle Sloping
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## School Information

District	Wolf Creek School Division No. 72
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## Additional Information

Date Listed	January 15th, 2025
Days on Market	96
Zoning	RE

## Listing Details

Listing Office	Maxwell Real Estate Solutions Ltd.
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