

# \$114,900 - 6217 Evergreen Close, Rimbey

MLS® #A2183919

**\$114,900**

0 Bedroom, 0.00 Bathroom,  
Land on 1.11 Acres

N/A, Rimbey, Alberta

RARE FIND! Over an acre on the very outskirts of town with a VIEW!! SERVICES very conveniently tied into municipal utility lines and the lot is READY to build on! This pie-shaped lot is on the quiet cul-de-sac of Evergreen Estates and already includes sought after improvements such as power, gas and phone line along property edge, water and sewer conveniently stubbed into town services, landscaped lawn, beautiful Evergreen tree lines on all three sides of property, established approach, proper drainage - an acreage for your dream home just does not get more turnkey than this! Designed for those who want the privacy and space of the country, easy access to main routes, yet still be walking distance to town amenities - this is the property you have been searching for! Seven times larger than the average town lot with additional emergency access, modern street lighting, fire hydrants and simple architectural restrictions secure your investment for the long term. The friendly Town of Rimbey offers a hospital and clinic, schools (K-12), Aquatic Centre, Historical PasKaPoo Park, hockey rinks, curling rink, community event centre, various sports fields, Rimbey Agrim Rodeo Grounds & Indoor Arena, Central Alberta Raceways plus multiple great restaurants, coffee shops, grocery stores and even a local brewery! Minutes away, explore Gull Lake, Parkland Beach and multiple campgrounds within a 15 minute drive. Contact your favourite REALTOR® for



more details!

### **Essential Information**

MLS® #	A2183919
Price	\$114,900
Bathrooms	0.00
Acres	1.11
Type	Land
Sub-Type	Residential Land
Status	Active

### **Community Information**

Address	6217 Evergreen Close
Subdivision	N/A
City	Rimbey
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

### **Amenities**

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

### **Exterior**

Lot Description	Cul-De-Sac, Gentle Sloping, Landscaped, Lawn, Pie Shaped Lot, Street Lighting, Treed
-----------------	--

### **School Information**

District	Wolf Creek School Division No. 72
----------	-----------------------------------

### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	97
Zoning	RE

### **Listing Details**

Listing Office	Maxwell Real Estate Solutions Ltd.
----------------	------------------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.