

**4608 53 Street
Rycroft, Alberta**

MLS # A2268198

\$174,900



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1967 (59 yrs old)
Beds:	3	Baths:	1
Garage:	Quad or More Attached		
Lot Size:	0.47 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: shed

Move-in ready in charming Rycroft! This 3-bedroom, 1-bath bungalow sits on a hugely generous double corner lot, featuring a 70' x 16-foot attached heated drive-through garage with two doors—your ultimate workshop, toy garage or vehicle storage space. Inside, you'll find a spacious living room and kitchen with ample cupboard space, and recent upgrades in bathroom incl. flooring and window. Downstairs is laundry plus a large unfinished room—perfect for storage. The west-facing backyard is ideal for evening BBQs and comes with a large, partially fenced yard for ease and versatility. Location matters: Rycroft offers full-service small-town living with a school, library, dance studio, arena, grocery store, hotel and other retail amenities all within reach. Every summer you'll also find the community coming alive with the signature chuckwagon races and rodeo-style fun. This home is ideal for someone who wants a move-in ready base, huge garage space for hobbies, vehicles or gear, and all the comfort of updates—without the fuss. Don't miss your chance, call to book your showing today.