

**4608 53 Street  
Rycroft, Alberta**

**MLS # A2268198**



**\$174,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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'x16-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.