

**4516 45 Street  
Rycroft, Alberta**

**MLS # A2280891**



**\$273,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	832 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Gravel Driveway, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Gentle Sloping, Irregular Lot, L		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, See Remarks, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Perimeter Wall, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Storage		

**Inclusions:** Woodstove, Garden Box, Firepit, Storage Shed

Presenting a maintained bi-level residence in Rycroft, Alberta. Enter through a covered entrance designed to protect you and your family from inclement weather. Upon arrival, the tranquil atmosphere of the home provides immediate relaxation. The main floor offers a welcoming living room, a functional kitchen with dedicated dining space and patio doors leading to a covered deck, a full bathroom, a primary bedroom, and a secondary bedroom. The lower level is thoughtfully arranged for both comfort and practicality, featuring a large family room accentuated by a woodstove—ideal for gatherings during cooler Alberta evenings. Additional amenities include a utility room, ample storage, and a half bath, facilitating everyday convenience. Versatile spaces are suitable for both private relaxation and hosting guests, all unified by the home's serene ambiance. The fenced backyard includes a back patio, perfect for unwinding, while substantial onsite parking accommodates visitors with ease. This property enjoys convenient access to Highway 2, supporting straight forward commutes to Grande Prairie, Fairview, Donnelly, Spirit River, or Dawson Creek. While modest in size, this residence is highly functional and comprehensively appointed, making it well suited for first-time buyers, families, or those preparing for retirement. This opportunity warrants consideration. Reach out to your favorite realtor for your private viewing today! A list of improvements can be viewed under the photo section. Disclosure: Seller is a licensed Realtor® in the province of Alberta with Grassroots Realty Group Ltd.