

**4624 51 Street  
Rycroft, Alberta**

**MLS # A2283160**



**\$244,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Driveway, Garage D		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Laminate, Linoleum, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Crawl Space
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Pantry, Sump Pump(s), Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RES

**Utilities:** -

**Inclusions:** Shed

Welcome home to this beautifully maintained bungalow in the heart of Rycroft. This inviting home offers 3 bedrooms and 2 bathrooms, including a private primary suite with ensuite, providing comfort and functionality for families or downsizers alike. The open-concept living space is filled with natural light and showcases soaring ceilings, large bay windows, and a cozy gas fireplace, perfect for both everyday living and entertaining. The kitchen is thoughtfully designed with ample oak cabinetry, stainless steel appliances, and a gas stove, making it as practical as it is charming. Recent updates add peace of mind and value, including a shingled roof replaced just 2 years ago, a hot water tank replaced 3 years ago, and a newly paved driveway completed 2 years ago. Situated on a beautifully landscaped double lot, this property offers plenty of outdoor space to enjoy. Additional features include a 12' x 16' shed and a 20' x 24' powered garage, ideal for storage, hobbies, or parking. This is a wonderful opportunity to own a move-in-ready home with space, updates, and small-town charm. A must see property in a community you'll love to call home.