



GRASSROOTS
REALTY GROUP

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4508 50 Street
Rycroft, Alberta

MLS # A2216530



\$249,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Composite Siding
Foundation:	Wood
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home

Water:	Public
Sewer:	Public Sewer
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Shed, coverall building

Welcome Home to Comfort & Character in the Heart of Rycroft! Lovingly maintained by its original owners, this 3-bedroom + den, 2-bathroom home is more than a house—it's a story of care, growth, and possibility. Step inside and feel the warmth of a space made for family memories. The main floor boasts three generous bedrooms, each with large closets, and a full bathroom featuring a double vanity and convenient jack-and-jill access from the primary bedroom. The bright, functional kitchen has ample cupboard space and comes equipped with a fridge, stove, and dishwasher (approx. 5 years old). The dining area fits a 6-person table comfortably—perfect for family meals and holiday gatherings. Flowing seamlessly from the dining area is the inviting living room—sunlit and welcoming, just like the rest of this well-designed home. Need more space? Head downstairs to the oversized family room—ideal for movie nights, a kids' play area, or your dream entertainment zone. You'll also find a bonus den (currently used as a bedroom), another full 4-piece bathroom with tub/shower, and a large laundry room with ample storage, freezer space, and even a canning room. Out back, a beautiful yard with flowering plums, peonies, and a lush, productive garden awaits your green thumb—ready for spring planting. With alley access, a spacious deck, a covered carport, a shed and a coverall storage building, every corner of this property has been thoughtfully maintained. **UPDATES & EXTRAS:** New Shingles (2022), Gas Hot Water Tank (2023), Fibre Optic Internet Ready, Paved Driveway + Covered Carport. This home comes with peace of mind, with no water issues ever reported in the basement. Set in the peaceful community of Rycroft, where neighbours know your name and kids can safely

ride their bikes down the street—this is the kind of place you’ll be proud to call home. This home won’t last—book your showing today and see why this is the perfect next chapter for your family.