



GRASSROOTS
REALTY GROUP

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4624 51 Street
Rycroft, Alberta

MLS # A2238893

\$244,900



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,176 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Double Garage Detached, Driveway, Garage Door Opener, Gravel D		
Lot Size:	0.27 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating: Central, Fireplace(s), Forced Air, Natural Gas

Floors: Laminate, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Partial

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: **

Utilities: -

Inclusions: Fridge, Gas Stove, Microwave, Dishwasher, Washer, Dryer, Garage Door Opener (as-is, owner has not used) (no controls), Fencing Supplies as viewed, Freezer, Shed

Looking for more space, a bigger yard, and a price that still fits your budget? This charming home in the welcoming community of Rycroft sits on a huge double lot, offering the perfect mix of value, comfort, and opportunity. Inside, you'll find three spacious bedrooms, a full bath, and a warm, inviting living area with a gas fireplace. The kitchen features beautiful oak cabinetry, plenty of counter space, and great storage. Outside, enjoy creatively designed landscaping, a 20' x 24' powered garage (110 & 220v), alley access, and lots of room for your RV or future expansion. Designed for efficiency and easy one-level living, this home keeps utility costs low and comfort high—ideal for first-time buyers, investors, or anyone craving affordable small-town space!