



GRASSROOTS
REALTY GROUP

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**4624 51 Street
Rycroft, Alberta**

MLS # A2283160



\$244,000

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

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

Floors: Laminate, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Crawl Space

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: 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.