



**4523 51 Street  
Rycroft, Alberta**

**MLS # A2289622**



**\$182,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RES
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully maintained 4 bedroom, 2 bathroom double wide modular home in Rycroft. The perfect blend of space, comfort, and affordability for families or first time buyers. Move-in ready and thoughtfully updated, this home offers high ceilings, an open-concept living area, and large windows that fill the space with natural light. The spacious kitchen is designed with family living in mind, featuring stainless steel appliances, rich dark cabinetry, a central island, and a convenient pantry. The primary suite provides a private retreat with a walk-in closet and an ensuite complete with a relaxing soaker tub. A massive laundry room offers incredible storage and functionality, ideal for busy households. Recent updates include newer flooring and paint, updated plumbing, a brand new dishwasher, and a furnace replaced in December 2025, already set up for easy central air installation. Step outside to a large deck and fully fenced yard, perfect for kids and pets, and enjoy the unbeatable location directly across from Rycroft School. With parks, shopping, and everyday amenities just minutes away, this home truly checks all the boxes for growing families looking for space, comfort, and value.