



**4631 54 Street  
Rycroft, Alberta**

**MLS # A2295962**



**\$265,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,112 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Fiber C
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows		

**Inclusions:** Fridge downstairs, Large Chest Freezer, Sheds x 2 (10x10)&(10x12), and 32 ft removable gate/fence

Welcome to this tastefully updated and meticulously maintained 4-bedroom 3-bathroom home, perfectly suited for comfortable family living and modern convenience. From the moment you arrive, you'll appreciate the pride of ownership and thoughtful upgrades throughout. Step inside to discover a bright, open-concept main floor featuring a spacious living room, dining area, and a stylish kitchen designed for both function and entertaining. The kitchen is a true highlight, complete with quartz countertops, stainless steel appliances—including a newer fridge (September 2022), gas stove with hood fan, dishwasher, and microwave—along with under-cabinet lighting and soft-close drawers that add a touch of everyday luxury. Just off the kitchen, a convenient butler's pantry with chest freezer provides additional storage and prep space. The dining area opens through patio doors to a private, east-facing deck—perfect for enjoying your morning coffee in the sunshine. The main level offers two generously sized bedrooms, including a relaxing primary retreat featuring a ceiling fan, dual closets, and a spa-inspired 4-piece ensuite with a soaking tub and walk-in shower. A second full bathroom on this level showcases beautiful wood-textured tile and another walk-in shower. The lower level offers incredible versatility with a separate walk-out entrance. Here you'll find a spacious flex room complete with a wet bar, second fridge, and dishwasher—ideal for entertaining or multi-generational living. Two additional bright bedrooms, a full bathroom with tub/shower, and a large laundry area with stacking washer/dryer, laundry sink, and ample storage complete this level. This home has been extensively upgraded for peace of mind, including newer vinyl windows and doors, 2x6 construction, updated plumbing, electrical, and lighting, a

high-efficiency furnace and hot water tank (approximately 10 years old), and shingles replaced just 8 years ago. Flooring throughout includes a blend of durable tile, rich wood, bamboo in the bedrooms, and Tuscany maple in the lower level. The home is also wired with ethernet cable to ensure reliable connectivity throughout. Outside, the fully fenced backyard offers plenty of space for kids, pets, and outdoor enjoyment. Two storage sheds (10x10 and 10x12) provide added convenience, while a removable 32-foot fence/gate allows easy access for RV or recreational vehicle storage. Move-in ready and packed with features, this exceptional property is ready to welcome you home. Don't miss your opportunity—book your private showing today!