



**4626 50 Street  
Rycroft, Alberta**

**MLS # A2131698**



**\$157,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,316 sq.ft.	<b>Age:</b>	1940 (84 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** None

Step into comfort and convenience with this charming three-bedroom home, boasting a spacious double lot that enhances its appeal. The heart of the home is undoubtedly the renovated kitchen, featuring a modern island and a built-in ceramic cooktop, seamlessly flowing into an open dining area that creates an inviting space for gatherings. Updated flooring and lighting too! The living room and adjacent office area provide functional living spaces tailored for relaxation and productivity. Retreat to the primary bedroom, generously sized to accommodate a king bed, ensuring a luxurious and restful ambiance. Two additional bedrooms offer ample space for family or guests, complemented by a main bathroom equipped with a double vanity, tub/shower combo, and convenient laundry facilities, including a washer and dryer. Enjoy the benefits of a newer high-efficiency furnace, promising comfort and energy savings. The east-facing patio is a serene spot for morning coffee. At the back, a huge, productive garden. The partially fenced yard and extensive parking area add to the practical features of this delightful home. Although the garage has a single door, it is deep enough to house two cars comfortably. This property is a perfect blend of functionality, space, and comfort, making it an ideal choice for anyone looking to create a warm and inviting home. Call to view today!