

# \$245,000 - 4508 50 Street, Rycroft

MLS® #A2216530

**\$245,000**

3 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.17 Acres

NONE, Rycroft, Alberta

Welcome Home to Comfort & Character in the Heart of Rycroft! Lovingly maintained by its original owners, this 3-bedroom + den, 2-bathroom home is more than a house—it's a story of care, growth, and possibility. Step inside and feel the warmth of a space made for family memories. The main floor boasts three generous bedrooms, each with large closets, and a full bathroom featuring a double vanity and convenient jack-and-jill access from the primary bedroom. The bright, functional kitchen has ample cupboard space and comes equipped with a fridge, stove, and dishwasher (approx. 5 years old). The dining area fits a 6-person table comfortably—perfect for family meals and holiday gatherings. Flowing seamlessly from the dining area is the inviting living room—sunlit and welcoming, just like the rest of this well-designed home. Need more space? Head downstairs to the oversized family room—ideal for movie nights, a kids'™ play area, or your dream entertainment zone. You'll also find a bonus den (currently used as a bedroom), another full 4-piece bathroom with tub/shower, and a large laundry room with ample storage, freezer space, and even a canning room. Out back, a beautiful yard with flowering plums, peonies, and a lush, productive garden awaits your green thumb—ready for spring planting. With alley access, a spacious deck, a covered carport, a shed and a coverall storage building, every corner of this property has been thoughtfully maintained. **UPDATES &**



EXTRAS: New Shingles (2022), Gas Hot Water Tank (2023), Fibre Optic Internet Ready, Paved Driveway + Covered Carport. This home comes with peace of mind, with no water issues ever reported in the basement. Set in the peaceful community of Rycroft, where neighbours know your name and kids can safely ride their bikes down the streetâ€”this is the kind of place youâ€™ll be proud to call home. This home wonâ€™t lastâ€”book your showing today and see why this is the perfect next chapter for your family.

Built in 1980

**Essential Information**

MLS® #	A2216530
Price	\$245,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.17
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	4508 50 Street
Subdivision	NONE
City	Rycroft
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3A0

**Amenities**

Parking Spaces	3
Parking	Carport, Parking Pad

## Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Wood

## Additional Information

Date Listed	May 1st, 2025
Days on Market	56
Zoning	R1

## Listing Details

Listing Office	eXp Realty
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