

# \$268,000 - 4639 54 Street, Rycroft

MLS® #A2228949

**\$268,000**

3 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential on 0.20 Acres

NONE, Rycroft, Alberta

Corner-Lot Retreat! Nestled on a generously sized fully-fenced corner lot in the heart of Rycroft â€” the â€œHub of the Peaceâ€• and just a 45-minute drive north of Grande Prairie, on Highway 49. This nicely maintained home invites you in with pride and purpose. Key Features include: -Kitchen: warm oak cabinetry graces the kitchen, offering both function and timeless appeal. -Bed & Bath: 3 nice sized bedrooms 2 bathrooms upstairs, including a primary with a convenient 2-piece ensuite, main bathroom with double vanity and tub/shower combo, and downstairs a den and 3pc bath with shower. -Entertainment & Living: The heart of the home is the downstairs entertainment room featuring a built-in bar and a cozy gas fireplaceâ€”perfect for hosting dinners or game nights. The downstairs den adds valuable versatilityâ€”ideal for a home office, reading nook, craft area, or even a private poker or tasting room if you desire! -Outdoor Living: Composite wrap-around decking and a separate sun-filled patio with built-in fire pit on the paved patio, extend your entertaining outdoors, surrounded by low-maintenance landscaping and mature trees. -Detached Garage & Parking: Unheated two-car detached garage with electricity sits behind a paved drivewayâ€”ample space for vehicles, toys, or equipment. There is an insulated workshop at the back of the garage too! Bonus: One of the secondary bedrooms includes access to the deckâ€”a serene spot to enjoy morning coffee or read in peace. Why



Youâ€™ll Love It: Move-in Ready & Thoughtfully Designed â€“ The layout balances family living, entertaining, and productivity, all wrapped in a low-maintenance exterior. Prime Outdoor Spaces â€“ The deck and patio areas are your private oasisâ€“perfect for summers and autumn evenings alike. Room to Grow â€“ Corner lot offers space for the future (Carriage House/in-law suite possibly on top of garage?), plus mature greenery for privacy. Small-Town Charm with Big Appeal â€“ Rycroft, a tight-knit village of ~600 residents, offers a peaceful pace while remaining connected to Grande Prairie's amenities. Rycroft has an elementary school, grocery store, ball diamonds, dance studio, restaurants, a bakery and rodeo grounds with chuckwagon races every July! All within walking distance! Price simply doesnâ€™t reflect the lifestyle: refined home comfort, flexible spaces, and outdoor appealâ€“all in a thriving Northern Alberta community. To book a viewing or learn more, contact your favourite realtor today. Fridge, stove, dishwasher, washer, dryer included.

## Essential Information

MLS® #	A2228949
Price	\$268,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,220
Acres	0.20
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	4639 54 Street
Subdivision	NONE
City	Rycroft
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3A0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	13
Zoning	R1

### Listing Details

Listing Office	eXp Realty
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