

# \$140,000 - 4636 53 Street, Rycroft

MLS® #A2235786

**\$140,000**

2 Bedroom, 1.00 Bathroom, 1,022 sqft

Residential on 0.28 Acres

NONE, Rycroft, Alberta

This great home features a huge kitchen, with tonnes of counters and cabinets, a large family room, and main floor laundry. You have 2 good size bedrooms, and huge walk through laundry area. There have been many upgrades recently including, walk through bathroom and half bath, shingles, windows, and flooring. There is a great covered deck, beautiful perenials, and lots of trees. a car port, and huge shop, and double lot are great bonuses for this property! Call to view today

Built in 1953

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235786    |
| Price          | \$140,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,022       |
| Acres          | 0.28        |
| Year Built     | 1953        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 4636 53 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, Parking Pad, Carport |
| # of Garages   | 2                                            |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | See Remarks                                                    |
| Appliances        | Refrigerator, Washer/Dryer, Electric Stove, Microwave Hood Fan |
| Heating           | Forced Air, Natural Gas                                        |
| Cooling           | None                                                           |
| Has Basement      | Yes                                                            |
| Basement          | Unfinished, Partial                                            |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Back Yard, Back Lane, Beach        |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding, Wood Frame, Concrete |
| Foundation        | Poured Concrete, Perimeter Wall    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 1               |
| Zoning         | res             |

### Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.