

**4639 54 Street  
Rycroft, Alberta**

**MLS # A2228949**



**\$268,000**

|                  |                           |               |                 |
|------------------|---------------------------|---------------|-----------------|
| <b>Division:</b> | NONE                      |               |                 |
| <b>Type:</b>     | Residential/House         |               |                 |
| <b>Style:</b>    | Bungalow                  |               |                 |
| <b>Size:</b>     | 1,220 sq.ft.              | <b>Age:</b>   | -               |
| <b>Beds:</b>     | 3                         | <b>Baths:</b> | 2 full / 1 half |
| <b>Garage:</b>   | Double Garage Detached    |               |                 |
| <b>Lot Size:</b> | 0.20 Acre                 |               |                 |
| <b>Lot Feat:</b> | Low Maintenance Landscape |               |                 |

|                    |                                      |                   |    |
|--------------------|--------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas              | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum           | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                      | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                         | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                      | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar, No Animal Home, No Smoking Home |                   |    |

**Inclusions:** N/A

Corner-Lot Retreat! Nestled on a generously sized fully-fenced corner lot in the heart of Rycroft — the “Hub of the Peace” 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 fireplace—perfect for hosting dinners or game nights. The downstairs den adds valuable versatility—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 driveway—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 deck—a serene spot to enjoy morning coffee or read in peace. Why You’ll Love It: Move-in Ready & Thoughtfully Designed — The layout balances family living, entertaining, and productivity, all wrapped in a low-maintenance exterior. Prime Outdoor Spaces — The deck and patio areas are your private oasis—perfect for summers and autumn evenings alike. Room to Grow

&ndash; 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 &ndash; 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 doesn't reflect the lifestyle: refined home comfort, flexible spaces, and outdoor appeal&mdash;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.