

4624 51 Street
Rycroft, Alberta

MLS # A2238893



\$247,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,176 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Double Garage Detached, Driveway, Garage Door Opener, Gravel D		
Lot Size:	0.27 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	**
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Gas Stove, Microwave, Dishwasher, Washer, Dryer, Garage Door Opener (as-is, owner has not used) (no controls), Fencing Supplies as viewed, Freezer, Shed

This charming and cared-for home offers comfortable one-level living with numerous updates and exceptional functionality. Built in 2003, it features a newer roof on both the house and the oversized double finished garage. The garage is insulated & finished, offering 110v electrical with a panel & a 220v plug. Inside, the open floor plan is bright and inviting, with a spacious kitchen showcasing beautiful oak cabinetry, tile & laminate flooring, ample counter space, and a large double pantry. All the stainless steel appliances are included with a stand-up freezer, plus the washer & dryer! The kitchen and dining areas flow seamlessly into the generous living room, complete with vaulted ceilings, a large front bay window, and a cozy gas fireplace. Fresh paint throughout gives the home a clean, updated feel. You'll find three large bedrooms, each with great natural light and ample closet space. The primary bedroom includes a walk-in closet and private 2-piece ensuite. The main bathroom is nicely sized and easily accessible. Other perks include main floor laundry, a well-maintained furnace, and a newer hot water tank, all conveniently located on the main level. The home sits on a massive double lot (with separate titles), offering beautifully landscaped yard space, a fantastic front asphalt double driveway, as well as graveled extra parking with alley access. There's even a 12' x 16' shed with tall ceilings and thoughtful shelving, perfect for extra storage. Energy efficient and budget-friendly, this home is ideal for retirees, downsizers, or anyone seeking easy-access living. With a partial 5-ft foundation, there's also great storage and easy mechanical systems access. Bonus: it previously had a ramp for wheelchair access and could easily be reconfigured for mobility needs. Contact your favourite Realtor to set up a showing!