

4512 50 Street  
Rycroft, Alberta

MLS # A2244955



**\$199,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,164 sq.ft.	Age:	-
Beds:	3	Baths:	1
Garage:	Attached Carport		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

**Inclusions:** Shed, patio set

Welcome to this bright and lovingly maintained 3-bedroom, 1-bathroom bungalow nestled in the peaceful community of Rycroft, AB—an ideal setting for families or retirees seeking comfort and convenience. This warm, open-concept home features vaulted ceilings, generous natural light, and thoughtful upgrades including newer vinyl siding, windows, eaves, and shingles (2016), plus R40 insulation for year-round efficiency. The primary bedroom has double closets, while the kitchen comes fully equipped with all appliances, including a newer dishwasher. A full unfinished basement offers ample storage. Laundry is currently downstairs, but could easily be moved up for single level living. Outdoors, enjoy a fenced yard, two sheds (10'x20' and 7'x8'), carport, a cement pad, and a cozy patio—perfect for gardening or relaxing. Located in the friendly Village of Rycroft, known as the “Hub of the Peace,” you'll have nearby access to amenities, Spirit River, and tranquil recreation spots like Dunvegan Park. A move-in-ready gem with small-town charm and room to live comfortably!