

# \$119,000 - 4606 49 Street, Rycroft

MLS® #A2205554

**\$119,000**

4 Bedroom, 3.00 Bathroom, 1,174 sqft

Residential on 0.18 Acres

NONE, Rycroft, Alberta

This property is situated on 2 lots in the quaint community of the Village of Rycroft. Lots of parking here or use the ample amount of space to build a garage, with the alley access on the west side. 3 bedrooms are upstairs and includes the primary with 4 pc ensuite. Lots of cupboards in the kitchen & living room has south side bay window that allows lots of natural light. Separate entrance leads to the 1 bedroom, 1 bathroom downstairs area which also has full kitchen & family room with wood burning stove. Shared laundry. Home has newer high-efficiency furnace as well other upgrades over the years. Property backs onto a playground. The "Hub of the Peace" is within the Municipal District of Spirit River, 68 km north of the City of Grande Prairie, and 8 km east of the Town of Spirit River. Rycroft is a friendly village with a relaxed and community minded atmosphere. With amenities and services for young and old alike, and a positive forward looking attitude, Rycroft is an inviting location to live, to visit, or to do business. Contact a REALTOR® today for more information or to view!

## Essential Information

MLS® #	A2205554
Price	\$119,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,174
Acres	0.18
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4606 49 Street
Subdivision	NONE
City	Rycroft
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3A0

### **Amenities**

Parking Spaces	4
Parking	Parking Pad, Outside, See Remarks

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Basement, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Few Trees, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	40
Zoning	RES

### **Listing Details**

Listing Office	Royal LePage - The Realty Group
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