

# \$229,000 - 4615 54 Street, Rycroft

MLS® #A2228947

**\$229,000**

3 Bedroom, 3.00 Bathroom, 1,304 sqft

Residential on 0.17 Acres

NONE, Rycroft, Alberta

Charming three bedroom bungalow is move-in ready! Outside, you have a paved driveway and mature trees on a large lot. Also, a beautiful new ramp leading to the front entrance (perfect for unloading groceries and provides alternative access for those with mobility challenges), a clothesline and large shed at the back. Enter into the ample sized living room with wood fireplace, raised hearth and mantle. A large west facing window looks to the quiet street. ALL WINDOWS AND DOORS ARE ONLY 7 YEARS OLD! Eat-in kitchen has lots of room for your 6-person table. White kitchen with tile backsplash comes with fridge w/water dispenser, stove, dishwasher (1yr old) and microwave hood fan. Laundry room with sink and extra pantry storage is on the main floor. Half bathroom is around the corner from the kitchen and back entrance. Down the hall, you have three good sized bedrooms with large closets and the main bathroom with newer high seat toilet. Downstairs is equipped with a wet bar, entertainment room with wood stove, workout area and another bathroom with shower. Two additional flex rooms that either could be a den or office. LOTS OF EXTRA STORAGE, with an additional pantry area and cold room. Utility closet has the newer high efficiency furnace and HWT (replaced in 2016) with central vac for easy cleaning. New shingles in 2024. What are you waiting for? Book your private viewing today!



Built in 1969

## Essential Information

MLS® #	A2228947
Price	\$229,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,304
Acres	0.17
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	4615 54 Street
Subdivision	NONE
City	Rycroft
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3A0

## Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	3
Parking	Parking Pad

## Interior

Interior Features	Bar, Central Vacuum, No Smoking Home, Vinyl Windows, Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Natural Gas, Central, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Mantle, Raised Hearth, Wood Burning

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 7th, 2025
Days on Market	73
Zoning	RES

### Listing Details

Listing Office	eXp Realty
----------------	------------

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.