

# \$245,000 - 4508 50 Street, Rycroft

MLS® #A2216530

**\$245,000**

3 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.17 Acres

NONE, Rycroft, Alberta

Welcome Home to Comfort & Character in the Heart of Rycroft! Lovingly maintained by its original owners, this 3-bedroom + den, 2-bathroom home is more than a house—it's a story of care, growth, and possibility. Step inside and feel the warmth of a space made for family memories. The main floor boasts three generous bedrooms, each with large closets, and a full bathroom featuring a double vanity and convenient jack-and-jill access from the primary bedroom. The bright, functional kitchen has ample cupboard space and comes equipped with a fridge, stove, and dishwasher (approx. 5 years old). The dining area fits a 6-person table comfortably—perfect for family meals and holiday gatherings. Flowing seamlessly from the dining area is the inviting living room—sunlit and welcoming, just like the rest of this well-designed home. Need more space? Head downstairs to the oversized family room—ideal for movie nights, a kids'™ play area, or your dream entertainment zone. You'll also find a bonus den (currently used as a bedroom), another full 4-piece bathroom with tub/shower, and a large laundry room with ample storage, freezer space, and even a canning room. Out back, a beautiful yard with flowering plums, peonies, and a lush, productive garden awaits your green thumb—ready for spring planting. With alley access, a spacious deck, a covered carport, a shed and a coverall storage building, every corner of this property has been thoughtfully maintained. **UPDATES &**



EXTRAS: New Shingles (2022), Gas Hot Water Tank (2023), Fibre Optic Internet Ready, Paved Driveway + Covered Carport. This home comes with peace of mind, with no water issues ever reported in the basement. Set in the peaceful community of Rycroft, where neighbours know your name and kids can safely ride their bikes down the street—this is the kind of place you™ll be proud to call home. This home won™t last—book your showing today and see why this is the perfect next chapter for your family.

Built in 1980

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2216530    |
| Price          | \$245,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,040       |
| Acres          | 0.17        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 4508 50 Street                |
| Subdivision | NONE                          |
| City        | Rycroft                       |
| County      | Spirit River No. 133, M.D. of |
| Province    | Alberta                       |
| Postal Code | T0H 3A0                       |

**Amenities**

|                |                      |
|----------------|----------------------|
| Parking Spaces | 3                    |
| Parking        | Carport, Parking Pad |

## Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home                          |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                     |
| Has Basement      | Yes                                                                      |
| Basement          | Finished, Full                                                           |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Garden                                   |
| Lot Description   | Back Lane, Back Yard, Garden, Landscaped |
| Roof              | Asphalt Shingle                          |
| Construction      | Composite Siding                         |
| Foundation        | Wood                                     |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 51            |
| Zoning         | R1            |

## Listing Details

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

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