

# \$174,900 - 4608 53 Street, Rycroft

MLS® #A2268198

**\$174,900**

3 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 0.47 Acres

NONE, Rycroft, Alberta

Move-in ready in charming Rycroft! This 3-bedroom, 1-bath bungalow sits on a hugely generous double corner lot, featuring a 70'—16-foot attached heated drive-through garage with two doors—your ultimate workshop, toy garage or vehicle storage space. Inside, you'll find a spacious living room and kitchen with ample cupboard space, and recent upgrades in bathroom incl. flooring and window. Downstairs is laundry plus a large unfinished room—perfect for storage. The west-facing backyard is ideal for evening BBQs and comes with a large, partially fenced yard for ease and versatility. Location matters: Rycroft offers full-service small-town living with a school, library, dance studio, arena, grocery store, hotel and other retail amenities all within reach. Every summer you'll also find the community coming alive with the signature chuckwagon races and rodeo-style fun. This home is ideal for someone who wants a move-in ready base, huge garage space for hobbies, vehicles or gear, and all the comfort of updates—without the fuss. Don't miss your chance, call to book your showing today.

Built in 1955

## Essential Information

MLS® # A2268198

Price \$174,900

Bedrooms 3



|                |             |
|----------------|-------------|
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 960         |
| Acres          | 0.47        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 4608 53 Street                |
| Subdivision | NONE                          |
| City        | Rycroft                       |
| County      | Spirit River No. 133, M.D. of |
| Province    | Alberta                       |
| Postal Code | T0H 3A0                       |

### Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 6                     |
| Parking        | Quad or More Attached |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | See Remarks                                            |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full                                                   |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Other                  |
| Lot Description   | Back Lane, Corner Lot  |
| Roof              | Asphalt Shingle, Metal |
| Construction      | Vinyl Siding           |
| Foundation        | Poured Concrete        |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 31st, 2025 |
|-------------|--------------------|

|                |     |
|----------------|-----|
| Days on Market | 14  |
| Zoning         | RES |

## Listing Details

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

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