

# \$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        | Outside, Parking Pad, See Remarks |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s)                            |
| Appliances        | See Remarks                               |
| Heating           | Forced Air, Natural Gas, Wood, Wood Stove |
| Cooling           | None                                      |
| Fireplace         | Yes                                       |
| # of Fireplaces   | 1   |
| Fireplaces        | Basement, Family Room, 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 | 80              |
| Zoning         | RES             |

## **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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