

# \$95,000 - 4752 52 Street, Rycroft

MLS® #A2139472

**\$95,000**

3 Bedroom, 1.00 Bathroom, 1,059 sqft

Residential on 0.17 Acres

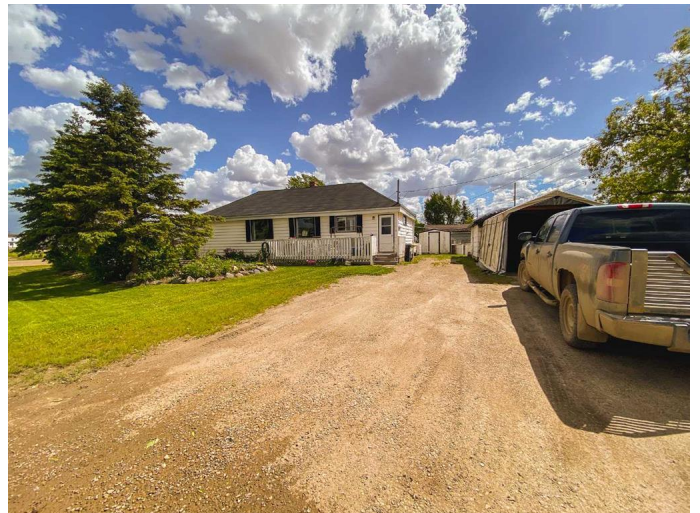
NONE, Rycroft, Alberta

Cozy bungalow on beautifully landscaped corner lot; many perennials, mature trees and bushes. Cover all building with workshop and garden shed included. Inside, you have a kitchen with ample cupboard space and a breakfast bar! Dining area has windows that look North. Living room is large and has the front entrance as well. Two bedrooms and a 4 pc bathroom with tub/shower combo. Main floor laundry room could also be converted back into a third bedroom or office, if desired. Back porch/boot room enters on to a large sun deck when you are ready to relax! Downstairs, you have a cold room, lots of storage and high efficiency furnace with HWT(2017). Outside, lots of parking, a partially fenced yard, raised beds, lilac bushes and gardens surround the property. Call to book your showing today!

Built in 1954

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2139472    |
| Price          | \$95,000    |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,059       |
| Acres          | 0.17        |
| Year Built     | 1954        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 4752 52 Street                |
| Subdivision | NONE                          |
| City        | Rycroft                       |
| County      | Spirit River No. 133, M.D. of |
| Province    | Alberta                       |
| Postal Code | T0H 3A0                       |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home, Breakfast Bar, Ceiling Fan(s), See Remarks |
| Appliances        | Refrigerator, Dishwasher, Electric Stove, Washer/Dryer      |
| Heating           | Forced Air, Natural Gas                                     |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Garden                 |
| Lot Description   | Front Yard, Landscaped |
| Roof              | Asphalt Shingle        |
| Construction      | Vinyl Siding           |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2024 |
| Days on Market | 316            |
| Zoning         | RES            |

### Listing Details

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

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