

# \$89,000 - 4752 52 Street, Rycroft

MLS® #A2139472

**\$89,000**

3 Bedroom, 1.00 Bathroom, 1,059 sqft

Residential on 0.17 Acres

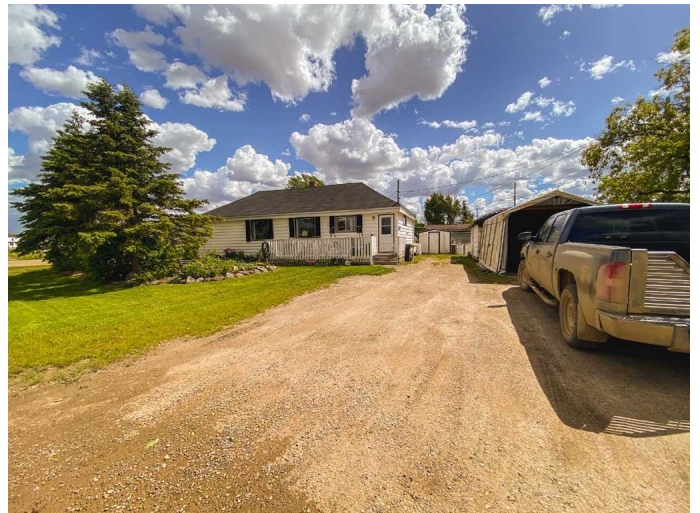
NONE, Rycroft, Alberta

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	\$89,000
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	Breakfast Bar, Ceiling Fan(s), No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, 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	332
Zoning	RES

### Listing Details

Listing Office	eXp Realty
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