

4515 46 Avenue
Rycroft, Alberta

MLS # A2219296



\$279,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,450 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Asphalt, Gravel Driveway, Off Street, Oversized, Parking Pad, RV Access/Par		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks, Wood Siding	Zoning:	RES
Foundation:	Wood	Utilities:	-
Features:	Bar, Laminate Counters, Open Floorplan, See Remarks, Storage		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings

Discover the charm and value of small-town living in this beautifully updated bi-level home, located on a massive corner lot in the peaceful community of Rycroft—just 45 minutes north of Grande Prairie and minutes from nearby amenities in Spirit River. This well-maintained home has seen many recent upgrades, including: new shingles, fence, and high-efficiency furnace. Fresh vinyl plank flooring, new paint, trim, doors, and baseboards throughout the main floor. The spacious and functional layout offers tons of natural light and welcomes you with a front entrance or alternate back entrance with easy access to main floor laundry & half bath. Upstairs features updated kitchen, new appliances, some new windows, oversized front living room and 3 great sized bedrooms and full bath. The fully developed basement features a large rec room with cozy wood-burning fireplace and a retro-style bar, perfect for entertaining. A freshly renovated 4th bedroom and a convenient full bath with shower make it an ideal space for guests, teens, or a home gym. Set on a large, corner lot with recently paved street, this property offers tons of off-street parking and plenty of space to build a future garage or workshop and the fully fenced yard—great for kids or pets! Located just steps from one of the area's best children's parks this home truly offers a quiet, family-friendly lifestyle. This re-energized town offers K–8 school, local hockey arena, grocery store. Just 10 minutes to Spirit River (hospital, hardware store, and more) and 20 minutes to Historic Dunvegan Provincial Park—perfect for weekend getaways. Whether you're a first-time buyer, growing family, or investor, this home offers excellent square footage, modern updates, and a peaceful setting with room to grow. Come take the scenic drive north and see why Rycroft is a hidden gem!