

\$279,900 - 4515 46 Avenue, Rycroft

MLS® #A2219296

\$279,900

4 Bedroom, 3.00 Bathroom, 1,450 sqft

Residential on 0.17 Acres

NONE, Rycroft, Alberta

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!

Built in 1981

Essential Information

MLS® #	A2219296
Price	\$279,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,450
Acres	0.17
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4515 46 Avenue
Subdivision	NONE
City	Rycroft
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3A0

Amenities

Parking Spaces	6
Parking	Gravel Driveway, Off Street, Oversized, Parking Pad, RV Access/Parking, See Remarks, Asphalt

Interior

Interior Features	Bar, Laminate Counters, Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Private, See Remarks
Roof	Asphalt Shingle
Construction	Wood Siding, See Remarks
Foundation	Wood

Additional Information

Date Listed	May 13th, 2025
Days on Market	2
Zoning	RES

Listing Details

Listing Office	RE/MAX Grande Prairie
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