

## \$399,900 - 4704 50 Avenue, Ryley

MLS® #E4423620

**\$399,900**

5 Bedroom, 3.00 Bathroom, 1,632 sqft  
Single Family on 0.00 Acres

Ryley, Ryley, AB

Affordable Country charm on a 1 acre double lot this raised bungalow has so much to offer when you want the simple life of around 45 minutes out of the City. Amazing schools K to 9 just a few blocks away makes this the place where you want to raise your family! Really over-sized Double Garage and is still bigger than a triple Garage that makes this a real mechanics dream garage, storage shed & a whole extra lot that rounds out this amazing one acre lot. Surrounded by new decks and concrete walks you enter into this bright warm raised bungalow. Five spacious bedrooms, three full bathrooms, fully finished bright basement with just what you always wanted a wood burning fireplace warms the whole home right up. Master bedroom has an Spa Like Ensuite with a corner deep soaker tub, separate shower & a walk-in closet. The open kitchen offers so much room for large gatherings, vaulted ceilings, main floor laundry room & mud room. Come see for yourself you can have it all & afford it too.

Built in 2005

### Essential Information

MLS® #	E4423620
Price	\$399,900
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,632
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	4704 50 Avenue
Area	Ryley
Subdivision	Ryley
City	Ryley
County	ALBERTA
Province	AB
Postal Code	T0B 4A0

### **Amenities**

Amenities	Closet Organizers, Deck, Insulation-Upgraded, Parking-Extra, Patio, R.V. Storage, Storage-In-Suite, Vaulted Ceiling
Parking Spaces	10
Parking	Double Garage Detached, Insulated, Over Sized, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding, Masonry
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Environmental Reserve, Flat Site, Fruit Trees/Shrubs, Low Maintenance

Landscape, Playground Nearby, Private Setting, Schools

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Ryley School  
Middle Ryley School

### **Additional Information**

Date Listed March 1st, 2025  
Days on Market 35  
Zoning Zone 80

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Listing information last updated on April 5th, 2025 at 12:47am MDT