

## \$285,000 - 4824 54 Avenue, Ryley

MLS® #E4435699

**\$285,000**

4 Bedroom, 2.00 Bathroom, 1,050 sqft

Single Family on 0.00 Acres

Ryley, Ryley, AB

Welcome to this beautiful bi-level home in the heart of Ryley, a hidden gem just 50 mins from Edmonton. This home is perfectly situated, backing onto a tranquil bird sanctuary with lush green space, mature trees, and nearby parks that make outdoor living a dream. Step inside to find a welcoming main floor with large windows that fill the space with natural light. The functional layout includes two bedrooms and a full bath upstairs, with two additional bedrooms and a second bath downstairs, perfect for families or guests. The fully finished basement features a spacious second living room ideal for movie nights, play space, or a cozy retreat. The large lot offers plenty of space to enjoy the outdoors, and the double garage provides ample parking and storage. A bonus single garage is attached to the back, perfect for a workshop. Enjoy small-town living with big community spirit—Ryley offers a K-9 school, indoor swimming pool, fitness center, library, and charming local shops!

Built in 1981

### Essential Information

MLS® #	E4435699
Price	\$285,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,050
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4824 54 Avenue
Area	Riley
Subdivision	Riley
City	Riley
County	ALBERTA
Province	AB
Postal Code	T0B 4A0

### **Amenities**

Amenities	Deck, Dog Run-Fenced In
Parking	Triple Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Corner Lot, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Wood

### **Additional Information**

Date Listed May 9th, 2025

Days on Market 3

Zoning Zone 80

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