



**5035 53 Avenue , Ryley, Alberta - \$119,900**



Main Photo

## Property Description

Affordable Living with Potential in Ryley! This solid 832 sq. ft. bungalow offers great bones and the chance to build equity with some TLC. The main floor features a bright living room, eat-in kitchen, 2 bedrooms, and full bath. The finished basement adds extra living space with a family room, additional bedroom, and bathroom—ideal for guests, home office, or hobby space. Set on a large chain-link fenced lot with parking pad and RV parking option, the property provides space and versatility not often found at this price point. Whether you want room for a garden, play area, or outdoor retreat, the lot is full of potential. Located in the welcoming Village of Ryley, residents enjoy rare small-town amenities including an indoor swimming pool, community hall, sports facilities, and local shopping and services. Convenient access to Tofield (14



min.), Camrose (57 km), and Edmonton. Cozy with a functional layout, solid bones, Large fenced lot, Charming village life, with a value creating opportunity. Seize the chance to make it your own!

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