

# \$112,500 - 5035 53 Avenue, Ryley

MLS® #A2240875

**\$112,500**

3 Bedroom, 2.00 Bathroom, 832 sqft

Residential on 0.16 Acres

Ryley, Ryley, Alberta

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!

Built in 1979

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2240875  |
| Price     | \$112,500 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 832         |
| Acres          | 0.16        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5035 53 Avenue |
| Subdivision | Rley           |
| City        | Rley           |
| County      | Beaver County  |
| Province    | Alberta        |
| Postal Code | T0B 4A0        |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 1                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | Wood Windows, Laminate Counters |
| Appliances        | None                            |
| Heating           | Forced Air                      |
| Cooling           | None                            |
| Has Basement      | Yes                             |
| Basement          | Full                            |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | None                                                           |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                |
| Construction      | Vinyl Siding                                                   |
| Foundation        | Poured Concrete                                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 70                |

Zoning                      R2

**Listing Details**

Listing Office              Central Agencies Realty Inc.

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