

**4431 45A Avenue
Rycroft, Alberta**

MLS # A2143790



\$259,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,622 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.42 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas, Radiant
Floors:	Laminate, Linoleum
Roof:	Metal
Basement:	Full, Partially Finished
Exterior:	See Remarks, Wood Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Central Vacuum, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Res
Utilities:	-

Inclusions: Rain barrels, sheds x2, raised beds x3, stones for fire pit, extra bathtub insert. Freezer included is 20cuft.

Step inside this classic LINWOOD CEDAR HOME! This 3-bedroom, 4-bathroom property features a double 20 x 20 detached garage with power on a large pie-shaped lot. Double-insulated walls with a durable metal roof make this home affordable and easy to care for. This home showcases vaulted ceilings, solid oak kitchen cabinetry, natural gas stove with a grill and air fryer, dishwasher, and refrigerator. Dining room opens onto a sunlit deck, while the living room features an inviting floor to ceiling gas fireplace with large windows allowing in natural light. The main floor offers versatility with a home office or bedroom, a convenient half bath, and a laundry area, with a sunroom off the front entrance! The upper level has a master suite showcasing a balcony with a view, dual closets, and a 2 piece en-suite bathroom. Another bedroom and bath complement the upper level, with ample storage areas throughout. The lower level is a partial finished basement, with a flexible great room complete with a bathroom featuring a shower, an extra cold storage room and workshop, with lots of additional storage. Key amenities include a utility room and a central vacuum system. Two sheds, and raised garden beds are located in the fully fenced backyard with a gate to laneway, and a playground across the street. This distinctive residence eagerly awaits your personal style.