

**4613 50 Street  
Rycroft, Alberta**

**MLS # A2161179**



**\$170,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,022 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Cute well maintained home in Rycroft! This home has had many upgrades and will impress. You have a large bright kitchen with tonnes of counters and cupboards, and the kitchen is open the the dining area which has patio doors to the great east deck. The living room is large and inviting with big east window letting in lots of natural light. The main floor features 2 large bedrooms, one was two made into one but could go back to 2 if needed. The primary bedroom has a 2 piece en suite. The main floor bathroom is large and modern. The basement boasts a huge bedroom, large family room and tonnes of storage. There is also a cold room and a bathroom that is plumbed but does not have all the fixtures in. You have a huge yard, with shed, and is partially fenced. Call to view today!