

**4503 50 Street
Rycroft, Alberta**

MLS # A2162161



\$257,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,143 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: shed

Who do you know in agriculture, retail, oil & gas, transportation or education? Let's get them here to reside in Rycroft, Alberta, 68 km north of Grande Prairie and 8 km east of the Town of Spirit River where there's schools, hospital and shopping. Seasonal recreation options in the area are endless, from hunting to river boating or sledding to skating plus much more. Eye catching curb appeal bungalow with three beds and two baths is neat as a pin. Even 'neater' is the basement is framed! As we speak, electrical is being wired with drywall in place which will be added too, resulting in a five bed, three bath home! Rec room and new carbon fibre sauna to enjoy, plus laundry area, in basement. Step in from the attached double garage to west facing living room with three steps up to the dining area and kitchen. Handy access to the basement from the living room near the garage door access. Bathing enthusiasts rejoice with the primary bedroom having a tub as well as the main floor bath too! A couple more bedrooms on the main floor as well. Deck awaits through patio doors from the kitchen, overlooking the fenced backyard of this big 59'X119' lot. Note the versatile-use vinyl sided shed with its own deck. More about this Rycroft location: access to British Columbia opportunities with Dawson Creek an hour to the west, bustling town of Peace River 125km to the north and Eaglesham, Falher, Girouxville, McLennan communities only 45 minutes to an hour east. Historic Dunvegan bridge with its lovely sites and offerings only fifteen minutes to the north and that corridor brings traffic from Fairview to High Level.