

**4535 46 Street
Rycroft, Alberta**

MLS # A2164553



\$159,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,128 sq.ft.	Age:	1997 (27 yrs old)
Beds:	5	Baths:	3
Garage:	RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding

Foundation: Wood

Features: No Animal Home, No Smoking Home, Soaking Tub, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RES

Utilities: -

Inclusions: N/A

This home is ready for your finishing touches! Sunny kitchen with dining area and spacious living room! Porch off the front for morning coffee! As well as a screened in deck off the dining room for entertaining and your BBQ, perfect to keep the mosquitos away! Master has his and her closets with 3 piece ensuite. Two more good sized bedrooms and main bath with tub/shower upstairs. One more bedroom down, with den and additional office space, plus roughed-in 3pc washroom with (had shower). Large entertainment area. Separate laundry and utility room; includes washer/dryer. Two car parking at front. Lots of room at off back lane for additional parking or to build a garage! Great investment opportunity or rental property!