

**4607 55 Street  
Rycroft, Alberta**

**MLS # A2165479**



**\$205,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Primary Downstairs, See Remarks, Vinyl Windows		

**Inclusions:** Window Coverings, Built in Corner Shelves in Primary Bedroom, 65" TV in Spare Room, Stand Up Deep Freezer, Fire Pit, Firewood, Two Sheds, Carport and Some Furniture

Fully Renovated and Move-in Ready!! This fully developed 4 bedroom, 2 bathroom bungalow has been updated from top to bottom and is ready for it's new owner. The home features an updated kitchen with stainless steel appliances and an open concept main floor. This main floor is bright and inviting with plenty of natural light, all new flooring, new lighting and fresh paint. Upstairs boasts two bedrooms and a four piece bathroom, laundry room and pantry. Downstairs you will find an open concept entertainment room or playroom for the kids, primary bedroom with built in shelving and a fourth bedroom. The large utility room is the perfect space for storage and tools, with a work bench and plenty of space to complete projects. The fully finished basement is currently being freshly painted and upgrades are being done to the bathroom, including a space saving shower with sliding door and new shower fixtures (contractor will have completed prior to Oct 1). Outside you can enjoy the privacy of the lots location, with a fully covered deck and a lawn that has been freshly landscaped. There is plenty of parking for your vehicles and camper as well as 2 storage sheds for all of your lawn and gardening needs! The home has new exterior doors and screen door, as well the foundation was recently fully water proofed and brand new metal skirting was added to the exterior of the home. Call today to view!